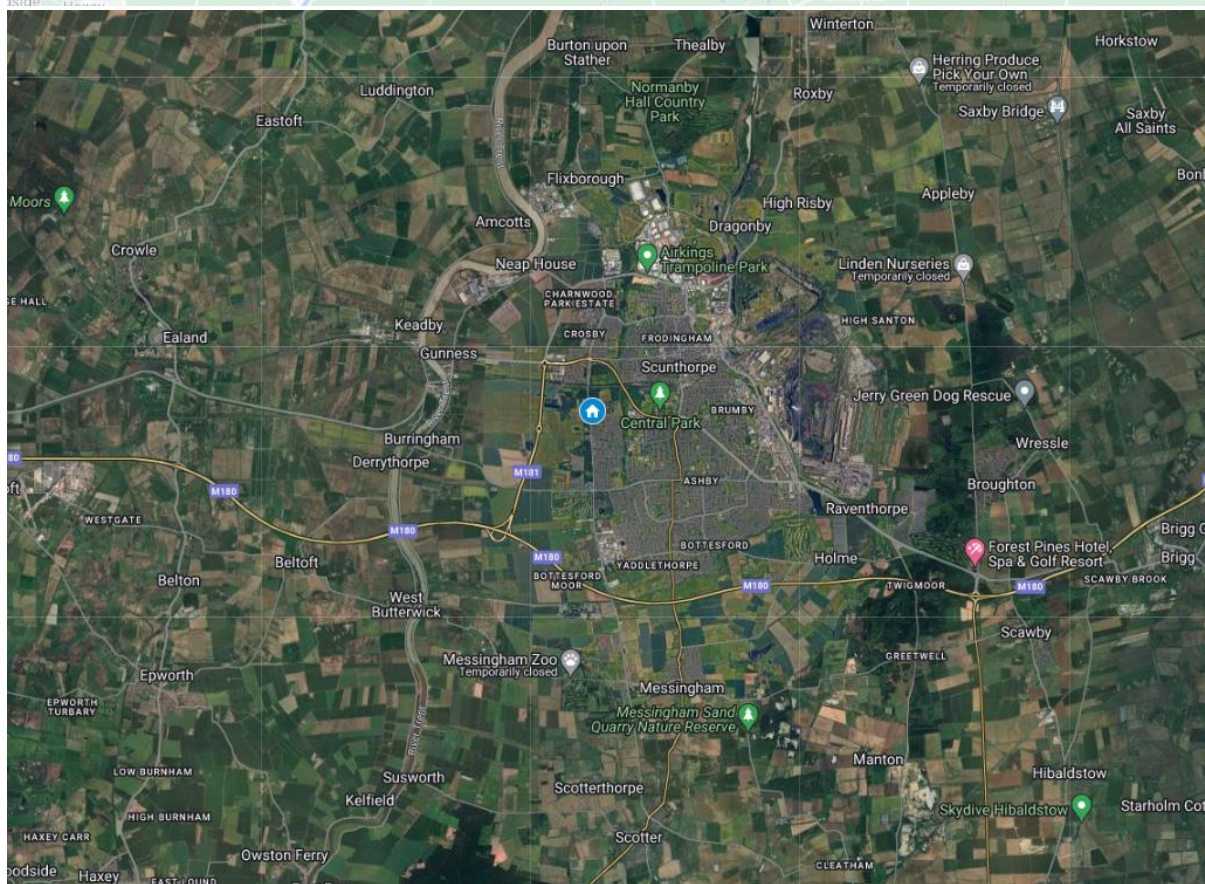
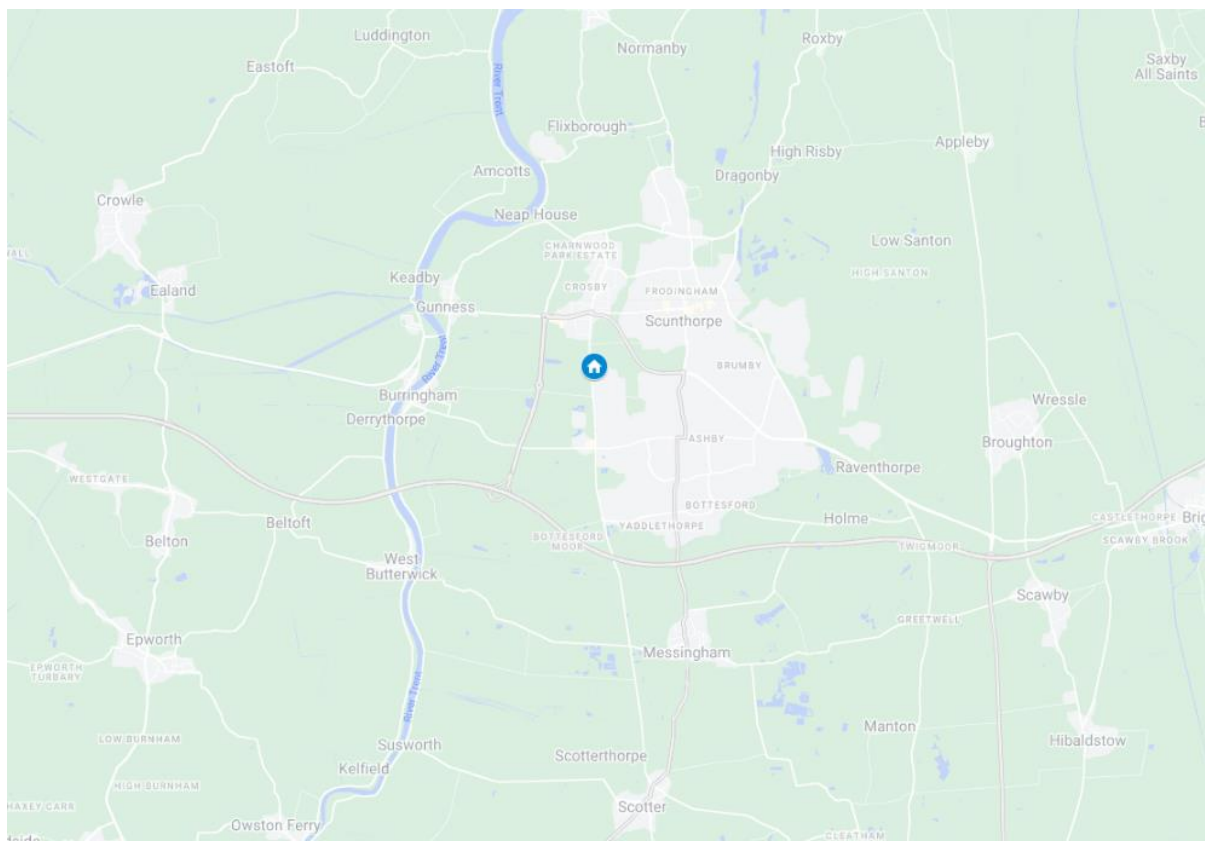


# Appendix B

Market Analysis Report  
Scotter Road,  
Scunthorpe

# Location



# Average Prices and Volume of Sales

Source: Land Registry

2024	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
DN17 1	£236,770	10	£158,938	52	£124,111	9	£0	0	£165,486	71
DN17 2	£224,426	23	£149,403	53	£118,918	11	£90,000	1	£164,526	88
DN17 3	£269,201	37	£152,278	18	£99,500	6	£0	0	£218,007	61
DN17 4	£272,768	30	£163,100	14	£131,612	13	£0	0	£213,639	57
<b>Total</b>	<b>£256,730</b>	<b>100</b>	<b>£154,800</b>	<b>137</b>	<b>£121,360</b>	<b>39</b>	<b>£90,000</b>	<b>1</b>	<b>£186,656</b>	<b>277</b>

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
DN17 1	£258,798	24	£153,360	85	£122,121	23	£67,375	4	£164,155	136
DN17 2	£240,710	32	£148,592	68	£120,354	14	£83,500	2	£169,473	116
DN17 3	£284,834	36	£149,346	23	£118,381	13	£0	0	£211,499	72
DN17 4	£339,890	41	£172,411	28	£145,682	11	£81,000	2	£250,335	82
<b>Total</b>	<b>£286,492</b>	<b>133</b>	<b>£153,933</b>	<b>204</b>	<b>£125,167</b>	<b>61</b>	<b>£74,812</b>	<b>8</b>	<b>£191,476</b>	<b>406</b>

2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
DN17 1	£245,235	56	£155,642	105	£113,145	22	£67,317	3	£176,165	186
DN17 2	£243,557	42	£153,616	111	£122,752	19	£70,833	3	£170,432	175
DN17 3	£303,520	46	£158,610	43	£111,673	24	£0	0	£207,631	113
DN17 4	£302,517	48	£158,030	33	£135,500	12	£94,000	1	£228,253	94
<b>Total</b>	<b>£273,153</b>	<b>192</b>	<b>£155,579</b>	<b>292</b>	<b>£118,541</b>	<b>77</b>	<b>£72,636</b>	<b>7</b>	<b>£189,279</b>	<b>568</b>

2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
DN17 1	£241,178	52	£134,029	103	£89,857	21	£67,667	3	£158,862	179
DN17 2	£214,656	65	£138,085	125	£106,375	18	£78,350	4	£157,742	212
DN17 3	£269,992	66	£145,144	50	£87,768	11	£247,500	1	£205,387	128
DN17 4	£266,711	66	£166,055	44	£128,410	20	£0	0	£211,365	130
<b>Total</b>	<b>£248,660</b>	<b>249</b>	<b>£141,706</b>	<b>322</b>	<b>£104,791</b>	<b>70</b>	<b>£95,487</b>	<b>8</b>	<b>£178,189</b>	<b>649</b>

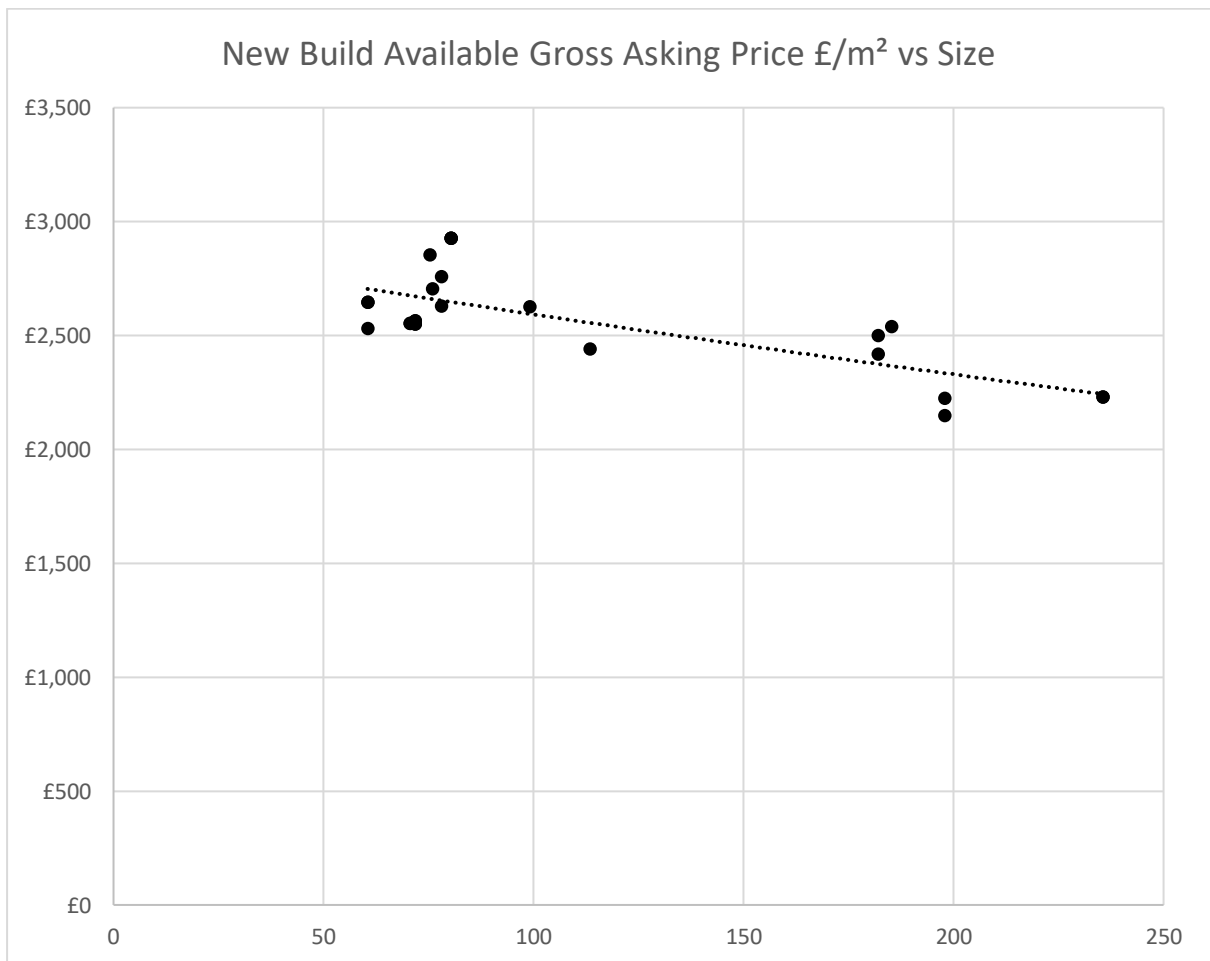
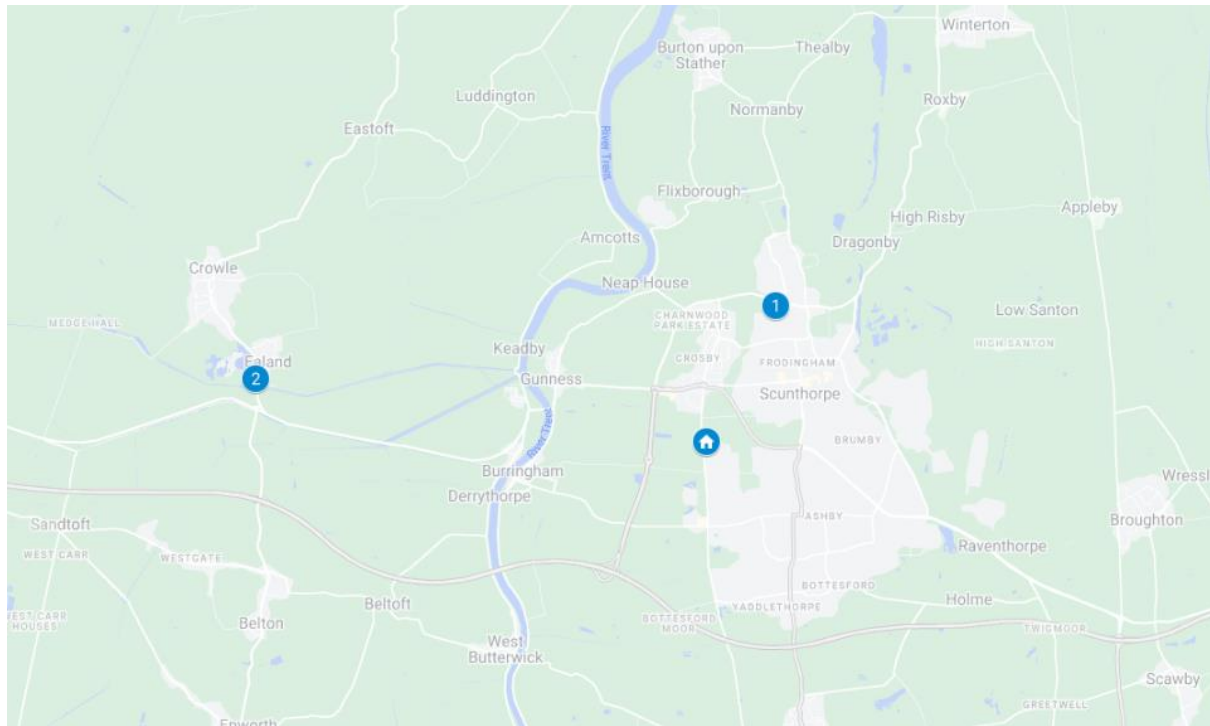
2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
DN17 1	£194,067	15	£134,998	67	£84,389	9	£83,500	2	£138,520	93
DN17 2	£217,990	48	£130,276	96	£105,257	21	£58,450	2	£151,481	167
DN17 3	£226,530	48	£133,746	28	£92,217	9	£0	0	£181,745	85
DN17 4	£242,232	41	£129,198	23	£130,493	15	£0	0	£188,107	79
<b>Total</b>	<b>£224,865</b>	<b>152</b>	<b>£132,093</b>	<b>214</b>	<b>£106,616</b>	<b>54</b>	<b>£70,975</b>	<b>4</b>	<b>£161,529</b>	<b>424</b>

2019	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
DN17 1	£191,028	16	£125,003	86	£95,571	14	£0	0	£130,558	116
DN17 2	£198,955	46	£123,912	110	£104,708	26	£63,000	1	£139,714	183
DN17 3	£228,179	64	£121,396	31	£92,029	17	£0	0	£177,957	112
DN17 4	£227,775	38	£138,765	20	£105,615	17	£75,000	1	£175,016	76
<b>Total</b>	<b>£216,264</b>	<b>164</b>	<b>£125,178</b>	<b>247</b>	<b>£100,275</b>	<b>74</b>	<b>£69,000</b>	<b>2</b>	<b>£151,837</b>	<b>487</b>

## New Build Averages

Prices	Average Available	Mid Point	Average Net Solds
Average Detached £/m <sup>2</sup>	£2,551	£2,228	£1,905
Average Semi Detached £/m <sup>2</sup>	£2,594	£2,373	£2,153
Average Terraced £/m <sup>2</sup>		£2,120	£2,120
Overall Average £/m <sup>2</sup>	£2,572	£2,316	£2,059

## New Build Available



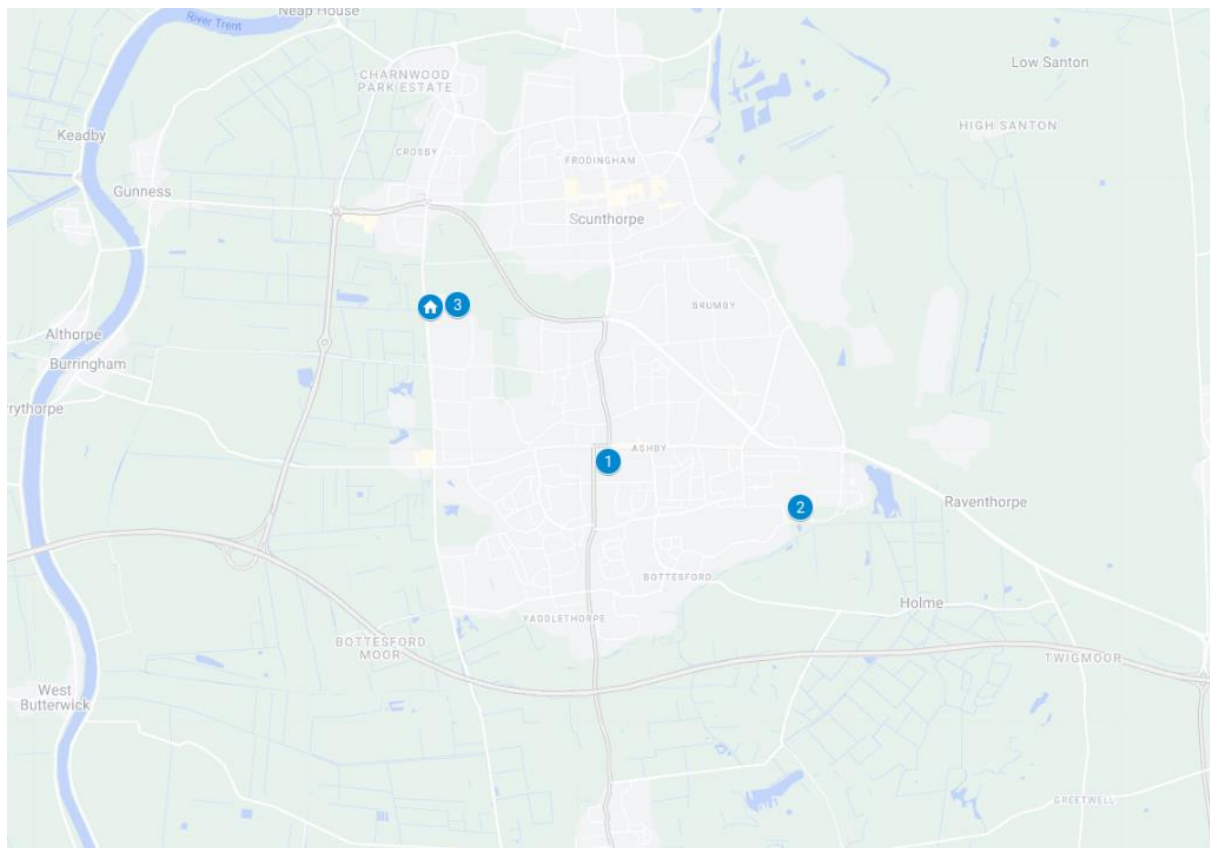
## 1. Gleeson Homes - Phoenix Meadows, Phoenix Avenue, Phoenix Park Way, Scunthorpe DN15 8NH

House Name	Bedrooms	Type	Storeys	Asking Price	Size (m <sup>2</sup> )	Gross Asking Price (m <sup>2</sup> )	Net Asking Price (m <sup>2</sup> )
Brandon	3	Detached	2	£204,995	76	£2,704	£2,569
Calry	3	Detached	2	£234,995	80	£2,927	£2,781
Calry	3	Detached	2	£234,995	80	£2,927	£2,781
Calry	3	Detached	2	£234,995	80	£2,927	£2,781
Cork	2	Semi	2	£152,995	60	£2,529	£2,403
Cork	2	Semi	2	£159,995	60	£2,645	£2,513
Cork	2	Semi	2	£159,995	60	£2,645	£2,513
Dublin	4	Detached	2	£276,995	113	£2,442	£2,320
Keady	3	Semi	2	£204,995	78	£2,630	£2,498
Keady	3	Semi	2	£214,995	78	£2,758	£2,620
Longford	4	Detached	2	£259,995	99	£2,625	£2,494
Renmore	3	Detached	2	£214,995	75	£2,853	£2,711
Tyrone	3	Semi	2	£179,995	71	£2,552	£2,425
Tyrone	3	Semi	2	£179,995	71	£2,552	£2,425
Wicklow	3	Semi	2	£182,995	72	£2,551	£2,424
Wicklow	3	Semi	2	£182,995	72	£2,551	£2,424
Wicklow	3	Semi	2	£183,995	72	£2,565	£2,437
Wicklow	3	Semi	2	£183,995	72	£2,565	£2,437
Average Net Asking Value (m <sup>2</sup> )						£2,664	£2,531

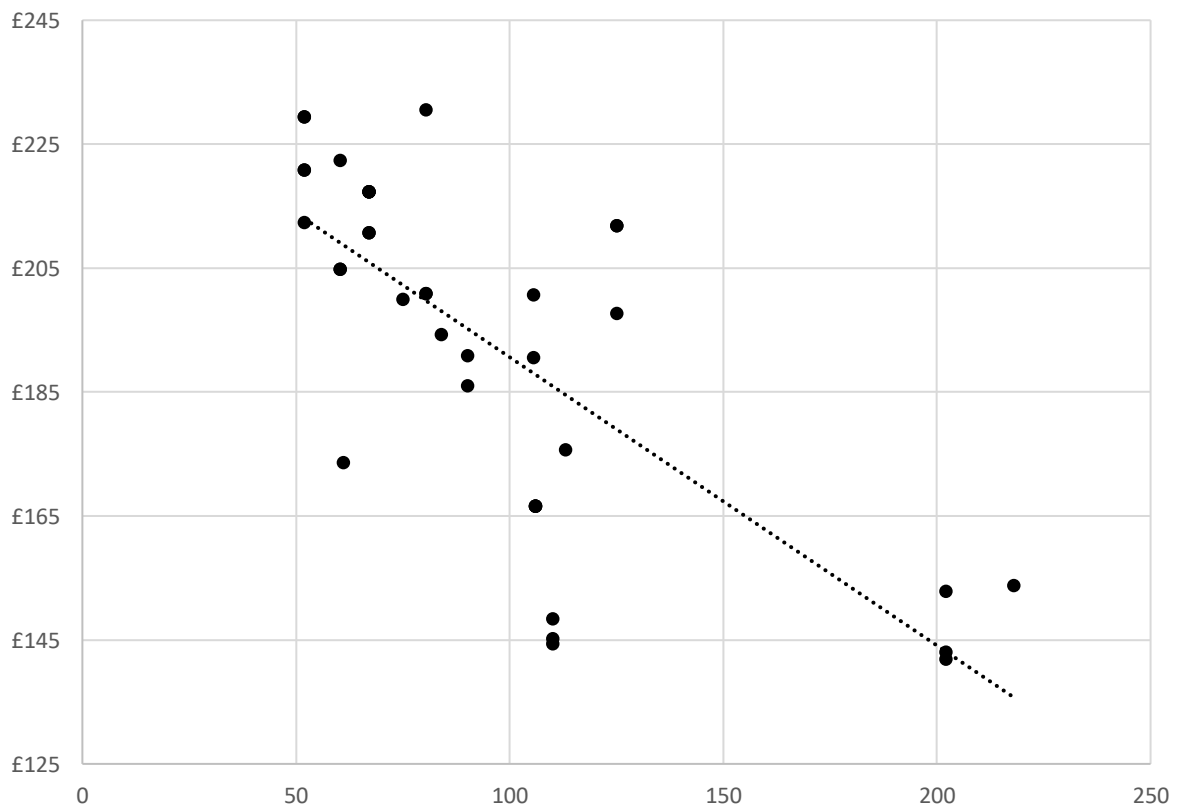
## 2. Wroot Homes - Lakeside, Scunthorpe DN17 4FE

House Name	Bedrooms	Type	Storeys	Asking Price	Size (m <sup>2</sup> )	Gross Asking Price (m <sup>2</sup> )	Net Asking Price (m <sup>2</sup> )
Plot 7	6	Detached	2.5	£525,000	236	£2,229	£2,118
Plot 8	5	Detached	2.5	£525,000	236	£2,229	£2,118
Plot 2	5	Detached	2.5	£470,000	185	£2,538	£2,411
Plot 3	5	Detached	2.5	£455,000	182	£2,501	£2,376
Plot 17	5	Detached	2.5	£440,000	198	£2,224	£2,113
Plot 1	5	Detached	2.5	£440,000	182	£2,419	£2,298
Plot 4	5	Detached	2.5	£425,000	198	£2,149	£2,041
Average Net Asking Value (m <sup>2</sup> )						£2,327	£2,211

## New Build Sold



New Build Sold - Net Sale Price £/m<sup>2</sup> vs Size



## 1. Private Developer - Grassfields Close DN16 2BW

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )	
12 Grassfields Close DN16 2BW	Type A	3	Terraced	Dec-22	£180,000	110	£1,636	£1,554	
11 Grassfields Close DN16 2BW	Type A	3	Terraced	Jun-23	£185,000	110	£1,682	£1,598	
10 Grassfields Close DN16 2BW	Type A	3	Terraced	Dec-23	£181,000	110	£1,645	£1,563	
8 Grassfields Close DN16 2BW	Type B	3	Semi-detached	Aug-23	£160,000	67	£2,388	£2,269	
2 Grassfields Close DN16 2BW	Type B	3	Semi-detached	Aug-23	£165,000	67	£2,463	£2,340	
3 Grassfields Close DN16 2BW	Type B	3	Semi-detached	Sep-23	£165,000	67	£2,463	£2,340	
7 Grassfields Close DN16 2BW	Type B	3	Semi-detached	Sep-23	£160,000	67	£2,388	£2,269	
2 The Link DN16 2UT	Type B	3	Terraced	Jun-23	£165,000	67	£2,463	£2,340	
4 The Link DN16 2UT	Type B	3	Terraced	Aug-23	£165,000	67	£2,463	£2,340	
4 Grassfields Close DN16 2BW	Type C	2	Terraced	Dec-22	£130,000	52	£2,503	£2,378	
5 Grassfields Close DN16 2BW	Type C	2	Terraced	Dec-22	£125,000	52	£2,407	£2,286	
6 Grassfields Close DN16 2BW	Type C	2	Terraced	May-23	£135,000	52	£2,599	£2,469	
10 The Link DN16 2UT	Type C	2	Terraced	Dec-22	£135,000	52	£2,599	£2,469	
8 The Link DN16 2UT	Type C	2	Terraced	Dec-22	£130,000	52	£2,503	£2,378	
							Average Sale Price (m <sup>2</sup> )	£2,300	£2,185

## 2. Linden Homes - Bunting Mews DN16 3DQ

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )	
21 Greenshank Drive DN16 3DQ	Mylne	4	Detached	Jul-22	£227,995	106	£2,160	£2,052	
19 Bunting Mews DN16 3EP	Mylne	4	Detached	Dec-22	£239,995	106	£2,274	£2,160	
23 Greenshank Drive DN16 3DQ	Mountfield	3	Terraced	Sep-22	£189,995	90	£2,108	£2,003	
8 Bunting Mews DN16 3EP	Mountfield	3	Terraced	Nov-22	£194,995	90	£2,164	£2,055	
6 Greenshank Drive DN16 3DQ	Eveleigh	3	Semi-detached	Mar-24	£209,995	80	£2,613	£2,482	
10 Greenshank Drive DN16 3DQ	Eveleigh	3	Semi-detached	Aug-22	£182,995	80	£2,277	£2,163	
12 Greenshank Drive DN16 3DQ	Eveleigh	3	Semi-detached	Aug-22	£182,995	80	£2,277	£2,163	
16 Greenshank Drive DN16 3DQ	Harcourt	2	Semi-detached	Aug-22	£139,995	60	£2,322	£2,206	
9 Greenshank Drive DN16 3DQ	Harcourt	2	Terraced	Nov-22	£151,995	60	£2,521	£2,395	
14 Greenshank Drive DN16 3DQ	Harcourt	2	Semi-detached	Aug-22	£139,995	60	£2,322	£2,206	
							Average Sale Price (m <sup>2</sup> )	£2,304	£2,188

## 3. Keigar Homes - Dartmouth Road DN17 1TR

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )	
11 Dartmouth Road DN17 1TR	Type A	5	Detached	Aug-23	£379,950	218	£1,743	£1,656	
44 Dartmouth Road DN17 1TR	Type B	5	Detached	Jul-22	£324,950	202	£1,609	£1,528	
46 Dartmouth Road DN17 1TR	Type B	5	Detached	Oct-22	£327,500	202	£1,621	£1,540	
15 Dartmouth Road DN17 1TR	Type B	5	Detached	Jul-23	£349,950	202	£1,733	£1,646	
42 Dartmouth Road DN17 1TR	Type C	4	Detached	Jul-22	£279,950	125	£2,240	£2,128	
12 Dartmouth Road DN17 1TR	Type C	4	Detached	Sep-23	£299,950	125	£2,400	£2,280	
10 Dartmouth Road DN17 1TR	Type C	4	Detached	Feb-24	£299,950	125	£2,400	£2,280	
6 Appledore Crescent DN17 1BT	Type D	4	Detached	Sep-22	£224,950	113	£1,991	£1,892	
12 Appledore Crescent DN17 1BT	Type E	3	Semi-detached	Jul-22	£199,950	106	£1,888	£1,793	
14 Appledore Crescent DN17 1BT	Type E	3	Semi-detached	Jul-22	£199,950	106	£1,888	£1,793	
10 Appledore Crescent DN17 1BT	Type E	3	Semi-detached	Sep-22	£199,950	106	£1,888	£1,793	
16 Appledore Crescent DN17 1BT	Type E	3	Detached	Aug-22	£199,950	106	£1,888	£1,793	
24 Appledore Crescent DN17 1BT	Type F	3	Terraced	Jan-23	£184,950	84	£2,202	£2,092	
22 Appledore Crescent DN17 1BT	Type G	3	Terraced	Mar-23	£169,950	75	£2,267	£2,153	
20 Appledore Crescent DN17 1BT	Type H	2	Terraced	Feb-23	£119,960	61	£1,968	£1,870	
							Average Sale Price (m <sup>2</sup> )	£1,982	£1,883

# Modern Resales

## 1. Gleeson - Roman Way, Scunthorpe DN17 2FL

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )
1 Ceres Grove DN17 2FL	Carlow	4	Detached	Aug-23	£235,000	97	£2,413	£2,293
9 Apollo Court DN17 2FJ	Renmore	3	Detached	Jul-24	£172,500	75	£2,289	£2,175
8 Ceres Grove DN17 2FL	Renmore	3	Detached	Mar-23	£175,000	75	£2,322	£2,206
29 Ceres Grove DN17 2FL	Renmore	3	Semi-detached	Jan-23	£162,000	75	£2,150	£2,042
6 Apollo Court DN17 2FJ	Renmore	3	Semi-detached	Sep-24	£169,950	75	£2,255	£2,143
11 Neptune Court DN17 2FH	Wicklow	3	Semi-detached	Aug-23	£155,000	72	£2,161	£2,053
15 Neptune Court DN17 2FH	Wicklow	3	Semi-detached	Aug-24	£150,000	72	£2,091	£1,987
6 Juno Close DN17 2FP	Tyrone	3	Semi-detached	Apr-24	£160,000	71	£2,269	£2,155
1 Apollo Court DN17 2FJ	Kenny	2	Semi-detached	Nov-23	£135,000	60	£2,260	£2,147
43 Ceres Grove DN17 2FL	Kenny	2	Semi-detached	Aug-23	£132,000	60	£2,210	£2,099
11 Apollo Court DN17 2FJ	Kenny	2	Terraced	Aug-24	£130,000	60	£2,176	£2,067
Average Sale Price (m <sup>2</sup> )							£2,236	£2,124

## 2. Keiger Homes - Burdock Road, Scunthorpe DN16 3NY

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )
32 Bilberry Close DN16 3NY	Cleveland	2	Terraced	Oct-23	£137,500	65	£2,117	£2,011
15 Bilberry Close DN16 3NY	Canterbury	2	Terraced	May-23	£137,500	60	£2,294	£2,180
7 Bilberry Close DN16 3NY	Canterbury	2	Semi-detached	Dec-23	£140,000	60	£2,336	£2,219
Average Sale Price (m <sup>2</sup> )							£2,249	£2,137

## 3. H.G Homes - Sunningdale Road, Yaddlethorpe DN17 2EE

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )
6 Bentley Court DN17 2EE	Type A	4	Semi-detached	Feb-24	£216,450	114	£1,899	£1,804
20 Churchill Road DN17 2EB	Type B	2	Semi-detached	Oct-24	£145,000	62	£2,340	£2,223
Average Sale Price (m <sup>2</sup> )							£2,119	£2,013

## 4. Barratt - Lakeside Parcel B&D, Scunthorpe DN16 2RR

Address	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (m <sup>2</sup> )	Sale Price (m <sup>2</sup> )	Net Sale Price (m <sup>2</sup> )
8 Bishopdale Road DN16 2RR	Alston	3	Detached	Mar-23	£219,000	93	£2,348	£2,230
11 Harrier Close DN16 3JR	Alston	3	Detached	Dec-23	£215,000	93	£2,305	£2,190
29 Harrier Close DN16 3JR	Finchley	3	Semi-detached	Jun-23	£154,000	77	£1,987	£1,888
42 Dunlin Drive DN16 3UZ	Finchley	3	Semi-detached	May-23	£168,500	77	£2,175	£2,066
27 Harrier Close DN16 3JR	Finchley	3	Terraced	Oct-23	£153,000	77	£1,975	£1,876
36 Dunlin Drive DN16 3UZ	Finchley	3	Terraced	Sep-23	£143,000	77	£1,845	£1,753
18 Dunlin Drive DN16 3UZ	Kendal	2	Semi-detached	Sep-23	£135,000	56	£2,406	£2,285
4 Harrier Close DN16 3JR	Kendal	2	Terraced	Sep-23	£125,000	56	£2,227	£2,116
22 Dunlin Drive DN16 3UZ	Kendal	2	Terraced	Sep-23	£130,000	56	£2,317	£2,201
2 Harrier Close DN16 3JR	Kendal	2	Terraced	Jun-24	£132,000	56	£2,352	£2,235
Average Sale Price (m <sup>2</sup> )							£2,194	£2,084

## Second Hand Sales

Search criteria: within DN17 1TZ plus 1 mile. Sales Completed within past 6 months.

Source: HM Land Registry

Address	Last sale price	Last sale date	Property type	Size	£/m <sup>2</sup>
16 Charles Lovell Way DN17 1YL	£160,000	Nov-24	Semi-detached	89	£1,799
1 Torrington Road DN17 1UR	£92,500	Nov-24	Semi-detached	77	£1,202
127 Hilton Avenue DN15 8BE	£125,000	Nov-24	Terraced	80	£1,563
25 Dewsbury Avenue DN15 8AW	£143,000	Nov-24	Semi-detached	94	£1,522
28 Kelsey Avenue DN15 8BW	£108,000	Nov-24	Semi-detached	50	£2,161
8 Herriot Walk DN15 8EG	£135,000	Oct-24	Terraced	56	£2,414
33 Glover Road DN17 1AU	£60,000	Oct-24	Semi-detached	99	£606
1 Cliff Closes Road DN15 7HT	£260,000	Oct-24	Detached	121	£2,149
100 Church Lane DN15 7HA	£195,000	Oct-24	Semi-detached	117	£1,667
54 Stanley Road DN15 8AQ	£125,000	Oct-24	Semi-detached	80	£1,563
10 Chaucer Avenue DN17 1PH	£95,500	Oct-24	Semi-detached	90	£1,062
57 Lloyds Avenue DN17 1BY	£165,000	Oct-24	Semi-detached	91	£1,814
22 Mirfield Road DN15 8AN	£175,000	Oct-24	Semi-detached	89	£1,968
41 Plymouth Road DN17 1SH	£103,000	Oct-24	Terraced	64	£1,611
59 Peveril Avenue DN17 1BG	£220,000	Oct-24	Semi-detached	94	£2,342
8 Minster Road DN15 7EP	£173,000	Oct-24	Semi-detached	77	£2,249
22 Weymouth Crescent DN17 1TX	£165,000	Oct-24	Semi-detached	111	£1,487
7 Clare Avenue DN17 1NU	£130,000	Oct-24	Semi-detached	84	£1,548
27 Herriot Walk DN15 8EG	£138,000	Oct-24	Semi-detached	65	£2,125
20 The Chequers DN15 8YG	£100,000	Sep-24	Flat	66	£1,516
24 Woodlands Gardens DN17 1BU	£190,000	Sep-24	Terraced	122	£1,557
58 Axholme Road DN15 7HJ	£165,000	Sep-24	Semi-detached	91	£1,814
18 Woodclose Road DN17 1RU	£120,000	Sep-24	Semi-detached	82	£1,464
58 Glover Road DN17 1AS	£207,500	Sep-24	Semi-detached	100	£2,076
16 Avenue Vivian DN15 8JW	£148,000	Sep-24	Semi-detached	88	£1,682
24 Mirfield Road DN15 8AN	£198,000	Sep-24	Semi-detached	105	£1,886
88 Plymouth Road DN17 1TL	£215,000	Aug-24	Detached	104	£2,068
33 Peveril Avenue DN17 1BG	£176,000	Aug-24	Semi-detached	86	£2,048
25 Cliff Closes Road DN15 7HT	£170,000	Aug-24	Semi-detached	90	£1,890
64 Whitman Road DN17 1QT	£108,000	Aug-24	Semi-detached	84	£1,286
6 Minster Road DN15 7EP	£143,000	Aug-24	Semi-detached	90	£1,590
2 Burnham Road DN15 7HG	£165,000	Aug-24	Semi-detached	140	£1,179
13 Woodlands Gardens DN17 1BU	£176,500	Aug-24	Terraced	120	£1,471
33 Meadow Road DN17 1RS	£168,000	Aug-24	Semi-detached	90	£1,868
37 Peveril Avenue DN17 1BG	£229,500	Aug-24	Semi-detached	99	£2,319
108 Lloyds Avenue DN17 1BA	£186,000	Aug-24	Semi-detached	99	£1,880
11 Newland Avenue DN15 7HR	£150,000	Jul-24	Semi-detached	128	£1,172
14 The Fairways DN15 7EF	£68,000	Jul-24	Flat	52	£1,309
11 Auckland Road DN15 7BT	£150,000	Jul-24	Semi-detached	91	£1,649
21 Chiltern Crescent DN17 1TG	£160,000	Jul-24	Semi-detached	84	£1,905
20 Burnham Road DN15 7HG	£134,000	Jul-24	Semi-detached	83	£1,615
2 Agard Avenue DN15 7DY	£180,000	Jun-24	Semi-detached	92	£1,957
43 Newland Drive DN15 7HP	£236,000	Jun-24	Detached	122	£1,935
43 St Albans Close DN17 1QZ	£72,500	Jun-24	Terraced	97	£747
60 Axholme Road DN15 7HJ	£138,000	Jun-24	Semi-detached	98	£1,409
4 Dorchester Road DN17 1UZ	£100,000	Jun-24	Terraced	102	£981
11A Mendip Road DN17 1TN	£160,000	May-24	Semi-detached	90	£1,779
199 Church Lane DN15 7HD	£143,500	May-24	Semi-detached	82	£1,751
7 Mendip Road DN17 1TN	£160,000	May-24	Semi-detached	88	£1,818
17 Moors Road DN15 7EL	£210,000	May-24	Semi-detached	125	£1,680
2 Newland Drive DN15 7HP	£165,000	May-24	Detached	131	£1,260
28 Plymouth Road DN17 1TL	£136,500	May-24	Semi-detached	94	£1,453
50 Lodge Road DN15 7EW	£150,000	May-24	Semi-detached	92	£1,631

## Second Hand Available

Search criteria: Modern houses for sale within postcode DN17 1TZ plus 1 mile

Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)

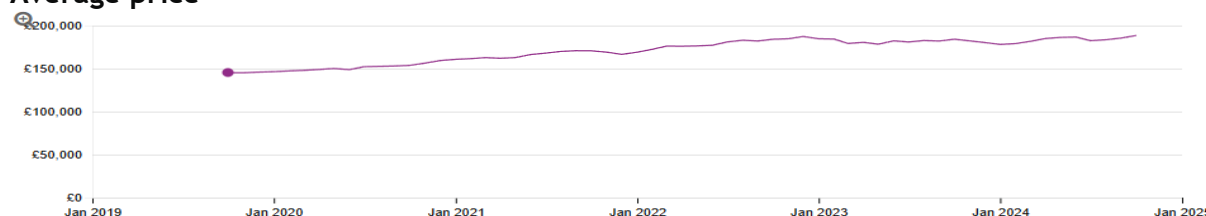
Address	Type	Bedrooms	Price
5 Westcliff Gardens DN17 1DT	Detached	4	£585,000
104 Glover Road DN17 1AS	Detached	4	£350,000
25 Woodland View DN15 8BA	Detached	3	£295,000
27 Woodland View DN15 8BA	Detached	3	£279,500
9 Glover Road DN17 1AU	Detached	4	£275,000
3 Purbeck Road DN17 1TY	Semi-detached	4	£199,950
42 Vicarage Gardens DN15 7BB	Semi-detached	3	£199,950
15 Westfield Road Ashfield Park DN17 2AP	Detached	2	£197,500
128 Plymouth Road DN17 1TS	Semi-detached	3	£190,000
26 Mirfield Road DN15 8AN	Semi-detached	3	£190,000
101 Doncaster Road DN15 7DJ	Semi-detached	3	£180,000
39 Chiltern Crescent DN17 1TJ	Semi-detached	3	£179,950
183 Church Lane DN15 7HD	Semi-detached	3	£165,000
93 West Common Lane DN17 1DR	Semi-detached	3	£165,000
92 Church Lane DN15 7HA	Semi-detached	3	£160,000
20 Brandon Road DN15 7HH	Semi-detached	3	£159,990
5 Mirfield Road DN15 8AN	Semi-detached	3	£150,000
25 First Avenue Ashfield Park DN17 2AS	Detached	2	£149,950
13 Cowper Avenue DN17 1PB	Semi-detached	3	£145,000
18 Lister Road DN15 8AE	Semi-detached	3	£145,000
33 Byfield Road DN17 1RW	Semi-detached	3	£145,000
41 Chiltern Crescent DN17 1TJ	Semi-detached	3	£145,000
35 Lodge Road DN15 7EN	Semi-detached	3	£140,000
71 Ripon Close DN17 1SE	Terraced	3	£126,000
1 Hardy Road DN17 1PJ	Semi-detached	3	£122,500
18 Claires Walk DN17 1SW	Detached	2	£120,000
28 Bridges Road DN17 1LP	Terraced	3	£120,000
67 Edgemere DN15 7ET	Terraced	3	£120,000
7 Torbay Court Torrington Road DN17 1UT	Semi-detached	3	£120,000
4 Salcombe Court Salcombe Court DN17 1XE	Terraced	3	£108,000
12 Parklands Mobile Homes DN17 1SZ	Detached	2	£72,000
40 Hindon Walk DN17 1UF	Flat	2	£57,500
4 First Avenue DN17 1SX	Detached	2	£50,000
42 Kensington Road DN15 8BQ	Terraced	2	£45,000

# House Price Indices

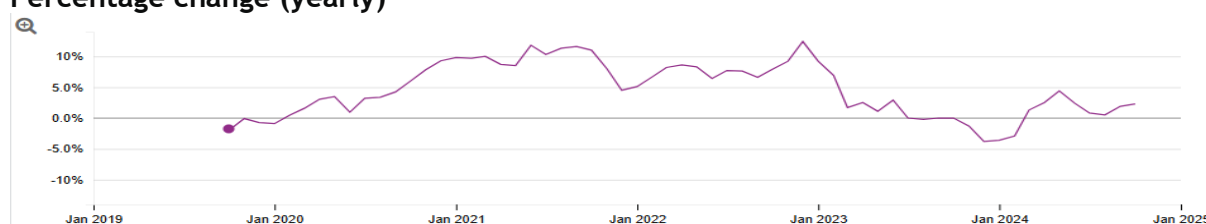
## House Price Index Graph - Halton

Source: HM Land Registry

### Average price



### Percentage change (yearly)



## Price Trends - Halton

Market Characteristics	North Lincolnshire	National
Market Size Indicator: no. of transactions	12,171	3,735,945
Market Size Indicator: total no. of properties	77,200	26,824,120
Market liquidity Indicator: transactions / properties	15.77%	13.93%
Market Growth Indicator: new homes built	788	397,164
Market Growth Indicator: new builds / transactions	6.47%	10.63%

Growth Rate	North Lincolnshire	National
5 year house price growth	29.88%	24.11%
Last 12 months house price growth	2.30%	2.60%

## Average House Prices

Source: HM Land Registry

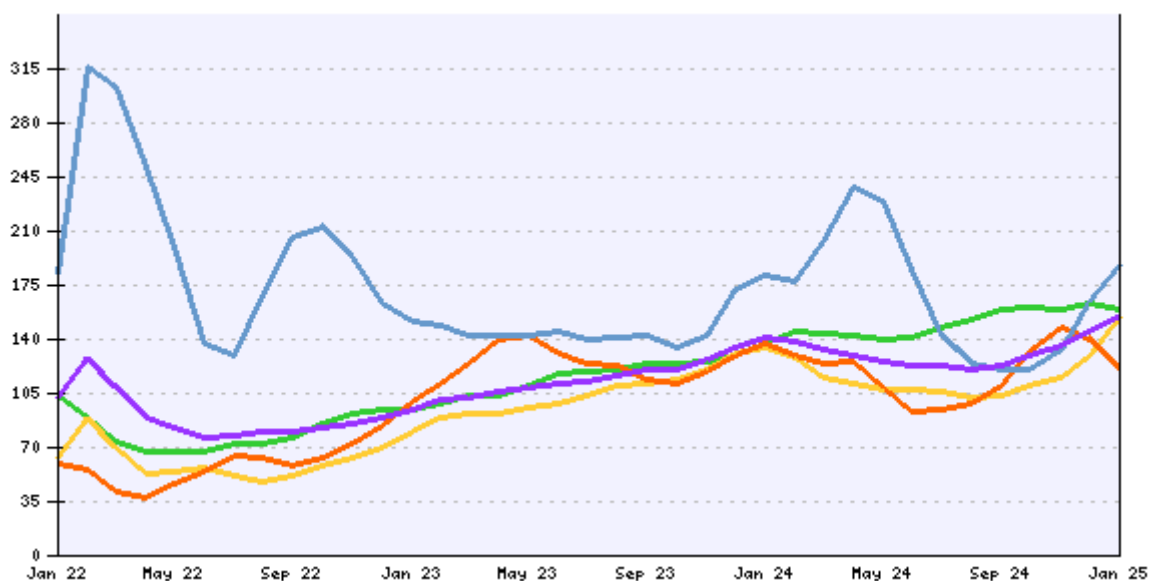
Postcode Area - DN17 1TZ

Property Type	Oct-19	Oct-24	Change
Detached	£179,013	£228,057	27%
Semi	£115,502	£147,871	28%
Terraced	£78,923	£97,946	24%
Flat	£56,666	£53,000	-6%
All	£115,966	£151,981	31%

## Time on The Market

Source: [home.co.uk](https://www.home.co.uk)

Scunthorpe - This report displays the average time on market for unsold property for sale in Scunthorpe for each month from January 2022 to January 2025. There has been a steady increase in the time properties on average are on the market.



	Jan 2022	Jan 2025	Change
— Detached	104 days	159 days	+53%
— Semi	63 days	154 days	+144%
— Terraced	59 days	120 days	+103%
— Flat	183 days	188 days	+3%
— All	103 days	155 days	+50%

# Property Price Heat Map



## Rent Report

### Summary of Properties to Rent

Total Properties for Rent	52
Properties for rent listed in the last 14 days:	11
Average property rents:	£744
Median rent:	£695

### No. of Properties

Rent under £250 pcm	0
£250 to £500 pcm rent	14
£500 to £1,000 pcm rent	36
£1,000 to £2,000 pcm rent	0
£2,000 to £5,000 pcm rent	2
Rent over £5,000 pcm	0

Type	No. of Properties	Average Rent	Median Rent
One bedroom	12	£926	£500
Two bedrooms	12	£655	£673
Three bedrooms	22	£752	£775
Four bedrooms	1	£850	£850
Five bedrooms	0	-	-

Type	No. of Properties	Average Rent	Median Rent
Room	4	£434	£423
Flat	15	£901	£650
House	32	£714	£750

## Rental Listings

Address	Type	Bedrooms	Price (Per Calendar Month)
Waxwing Court, Scunthorpe	Semi	3	£995
Burringham Road, Scunthorpe	Semi	3	£825
Turnstone Drive, Scunthorpe	Semi	3	£795
Moors Road, Scunthorpe	Semi	3	£775
Farthing Avenue , Scunthorpe	Semi	3	£750
Hadleigh Green, Burringham, Scunthorpe, DN17	Terraced	2	£695
Woodcross Avenue, Scunthorpe	Terraced	2	£695
Normanby Road, Scunthorpe, DN15	Flat	2	£625
Staindale Road, Scunthorpe	Flat	1	£550
Oswald Road, Scunthorpe	Flat	1	£500