

Report of feedback from local Estate Agents

Estate Agents visited:

1. Kivells (Alan Jones, Manager)
2. Bradleys (Samantha Elias, Manager)
3. Millers

Whilst this list is not exhaustive it gave some consistent opinions:

1. All declared Stoke Climsland as a much sought-after location
 - a. Rural setting
 - b. Local school
 - c. Shop / Post Office
 - d. Active Community Centre / monthly magazine
 - e. Church
 - f. Bus route
2. Types of families seeking homes:
 - a. Families – 2-3 bedrooms
 - b. Retirees – bungalows
 - c. Professionals – 4 bedrooms / double garage
3. Social housing not encouraged – often local resistance
4. Housing Association housing not encouraged – lack of control of tenants which can affect the balance of the community.
5. Apartment blocks, whilst initially sort after by younger people soon move on to 2 – 3 bedroom houses. Apartments usually end up privately owned and then rented out.
6. “Affordable” housing means 1-2 bedroom homes priced in the region of £150-170,000.
7. Family homes means 2-3 bedrooms in the region of £220-260,000.
8. Family homes can include 3-4 bedroom detached homes with families of around two children.
9. Bradleys are selling some homes in St Anne’s Chapel which are a mixture of affordable through to detached 4 bedroom homes. The developer is Selleck Nicholls Homes.
 - a. Bradleys and Kivells both thought we should also talk to developers and architects to get a better idea of what sort of homes might be sought after as ‘new build’ homes.
10. Bungalows, whilst preferred by the older population take up too much land for developers to make enough profit per acre.
 - a. This might be something that the Neighbourhood Plan considers when identifying potential land for new homes and the type of new residents it might wish to attract. There may even be local residents who wish to downsize into homes more ‘future proofed’ for aged occupation and yet remain within the neighbourhood.

Given the views expressed in (1) above consideration might be given on how to continue to retain these 'values' moving forward.

After discussion with Derrick Parsons it was agreed that Geoff Giles would make contact with the following to seek further views on the type of homes that might be sought within the neighbourhood:

Andrew Selleck – 01579 370740

Rachael Neal – 01579 370383

Nova Homes – 01579 383257

Geoff Giles