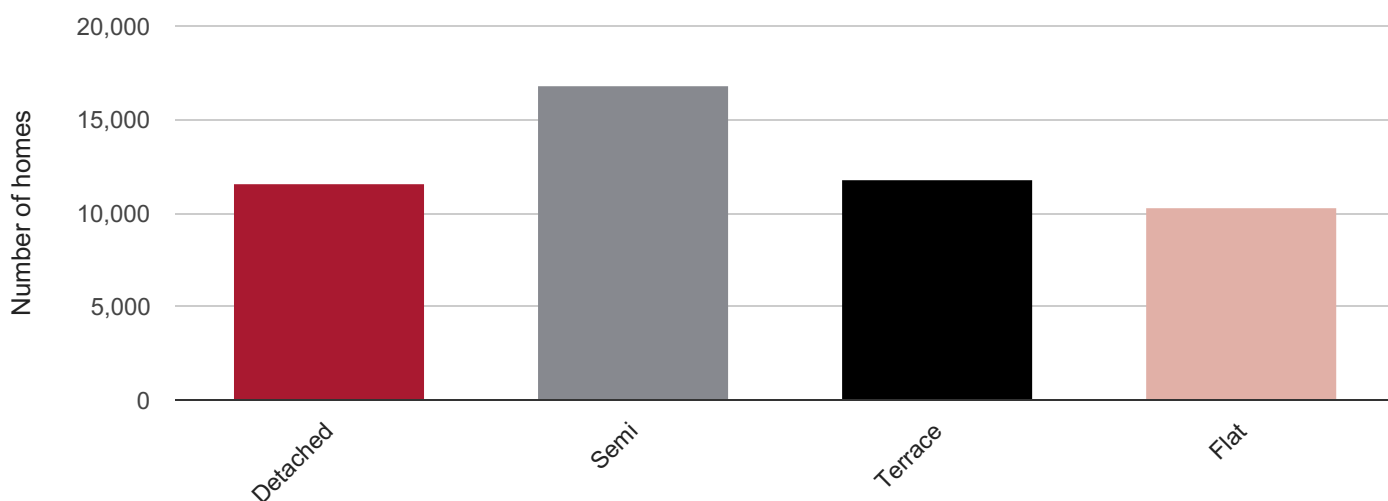


## How much does outside space really matter in Chelmsford?



Outside space has always been a sought-after commodity, whether it's acres of land or a balcony with pleasant views. Most property searchers have a few items on their list when looking for a new home, with some form of outside space usually near the top. But remember, gardens, balconies and terraces aren't just eye candy; they also add value to properties.

Buyers' attitudes towards, and appetite for outside space often comes down to the area where the property is located. As the chart above shows, the most common type of property in Chelmsford is a semi. This means that a significant number of homebuyers will expect a reasonably sized garden with room for a couple of flower beds.

In Chelmsford there are approximately 121,100 people living across 16,100 hectares of land. This means that the population density is 7.5 people per hectare. To put that in the national context, it scores 4/5, five being the most densely populated areas. We can therefore classify our area as suburban, which means residents' will have limited choices when it comes to outside space.

The demand for open space in Chelmsford is essentially down to the density of housing in the area. Outside space will differentiate your property from others on the market, but quality is more important than quantity. If you'd like to know how to make the most of what you've got, please pop into our office so we can give you the inside track.

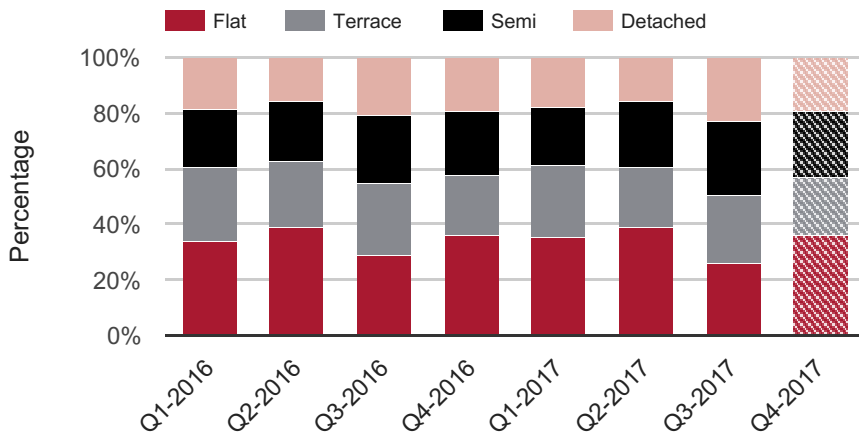


*A significant number of homebuyers will expect a reasonably sized garden with room for a couple of flower beds.*

Find out more information on property market news

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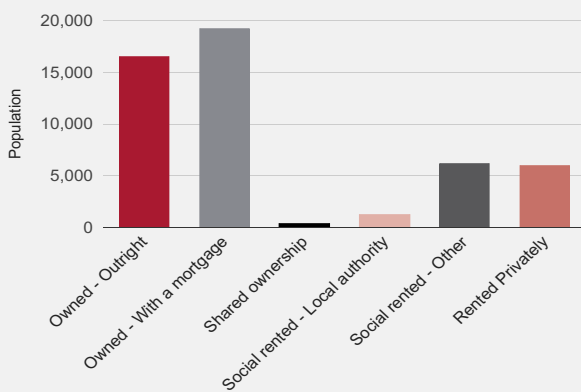
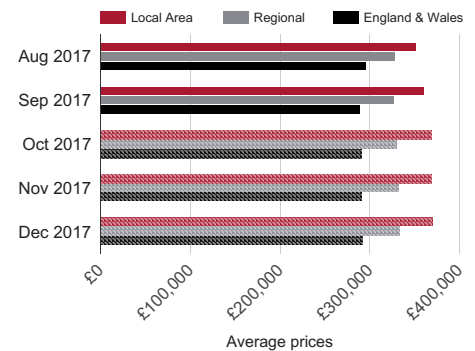
### The proportion of sales by house type



For this month's market update, we've decided to take a look at what percentage of total sales each house type accounts for each quarter. Whilst it doesn't show the actual number of sales, it's very useful for seeing what each property type is contributing to the total level of transactions. It also permits year-on-year comparisons, which negate the impact of seasonality.

### Local property prices vs region & country

This chart shows how prices in the local area compare with those in the region and the national picture. Given our geographical position relative to the national economic centre of gravity, the relative price levels are what we'd expect.



### Local tenure patterns

The mix of tenure of properties is a substantial yardstick of the attributes of homes in a local market. One of the best parts of the planning system in the UK is that social housing is heavily mixed in with the private stock so we don't get large geographical divides between people as is the case in urban France. This also shows how many people are renting, which has gone up nearly everywhere in the last ten years.

**Source:** ResiAnalytics, Office for National Statistics and Land Registry © Crown copyright 2016. Note: Dotted lines or hatched areas on charts indicate estimates based on historical patterns.



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