



## MARKET RESEARCH

Battlefields Lane, Holbeach

Conducted By:



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## Average Price & Volume of Sales

Source: Land Registry

2025	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
PE12 6	£290,000	1	£0	0	£0	0	£0	0	£290,000	1
PE12 7	£0	0	£163,000	1	£100,000	1	£0	0	£131,500	2
PE12 8	£240,000	1	£0	0	£0	0	£0	0	£240,000	1
PE12 9	£256,600	5	£195,000	1	£0	0	£0	0	£246,333	6
Total	£259,000	7	£179,000	2	£100,000	1	£0	0	£227,100	10

2024	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
PE12 0	£345,360	49	£222,773	11	£200,000	1	£0	0	£320,871	61
PE12 6	£343,480	82	£183,652	23	£166,812	8	£0	0	£298,441	113
PE12 7	£236,781	64	£184,381	39	£134,227	11	£0	0	£208,959	114
PE12 8	£296,625	44	£206,547	15	£159,299	5	£0	0	£264,784	64
PE12 9	£270,888	68	£187,587	49	£123,175	20	£91,000	1	£218,599	138
Total	£298,742	307	£190,915	137	£139,355	45	£91,000	1	£253,533	490

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
PE12 0	£367,915	75	£214,790	18	£206,500	3	£0	0	£334,160	96
PE12 6	£347,162	104	£195,511	47	£168,405	11	£0	0	£291,027	162
PE12 7	£280,112	72	£193,134	54	£162,050	9	£94,667	3	£234,346	138
PE12 8	£306,443	61	£196,391	23	£180,650	10	£0	0	£266,133	94
PE12 9	£281,677	85	£186,940	42	£141,640	25	£112,250	4	£229,385	156
Total	£318,645	397	£194,853	184	£159,964	58	£104,714	7	£266,820	646

2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
PE12 0	£368,517	89	£211,182	23	£157,000	4	£0	0	£330,027	116
PE12 6	£359,173	162	£204,991	46	£203,541	11	£157,500	2	£317,509	221
PE12 7	£282,859	105	£176,112	63	£138,022	22	£0	0	£230,693	190
PE12 8	£292,450	74	£200,021	48	£209,000	2	£0	0	£255,325	124
PE12 9	£283,023	99	£191,390	47	£152,797	29	£92,650	5	£232,828	180
Total	£322,013	529	£193,736	227	£158,126	68	£111,179	7	£271,785	831

2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
PE12 0	£333,809	144	£190,712	21	£153,750	2	£0	0	£313,659	167
PE12 6	£292,107	184	£186,810	46	£174,857	7	£0	0	£268,206	237
PE12 7	£261,537	156	£170,007	97	£129,718	22	£98,000	1	£218,269	276
PE12 8	£282,708	82	£185,940	25	£142,000	1	£0	0	£259,005	108
PE12 9	£261,919	152	£175,326	66	£141,506	32	£94,100	5	£221,106	255
Total	£286,365	718	£177,682	255	£141,492	64	£94,750	6	£249,801	1043

2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
PE12 0	£287,335	64	£177,036	24	£197,667	3	£0	0	£255,289	91
PE12 6	£261,691	122	£164,583	41	£153,227	11	£0	0	£231,953	174
PE12 7	£228,842	100	£164,731	68	£115,129	14	£78,000	1	£195,496	183
PE12 8	£245,480	50	£163,000	17	£129,000	2	£0	0	£221,783	69
PE12 9	£229,960	102	£158,102	47	£128,804	25	£85,362	4	£193,530	178
Total	£248,698	438	£164,468	197	£133,971	55	£83,890	5	£214,558	695

## New Build Availability



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Holbeach Meadows	Ashwood	PE12 7HZ	285	2,3,4	Terrace, Semi and Detached	25%
2	Tudor Lawns	Rosedale	PE12 8QD	6	3,4,5	Bungalows and Detached	0%
3	Putters Place	Seagate	PE12 7AX	188	2,3,4,5	Terrace, Semi and Detached	34%
4	Tulip Fields	Gleeson	PE12 7JS	103	1,2,3,4	Apartments, Terrace, Semi and Detached	26%
5	The Brambles	Ashwood	PE12 7FG	81	2,3,4	Terrace, Semi and Detached	11%

Scheme ID	Development	Developer	Postcode	Deposit Contribution	Stamp Duty Contribution	Cashback	Agency Fees Paid	Deposit Boost	Part Exchange	Extras**
1	Holbeach Meadows	Ashwood	PE12 7HZ	X	X	X	X	X	X	X
2	Tudor Lawns	Rosedale	PE12 8QD	X	X	X	X	X	X	X
3	Putters Place	Seagate	PE12 7AX	X	X	X	X	X	X	X
4	Tulip Fields	Gleeson	PE12 7JS	✓	X	✓	X	✓	✓	X
5	The Brambles	Ashwood	PE12 7FG	X	X	X	X	X	X	X

### 1. Ashwood Homes - Holbeach Meadows, Fen Road, Holbeach PE12 8QA

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Type A	Detached	3	102	2	£280,000	£2,742	£266,000	£2,605
Mere	Detached	3	100	2	£277,000	£2,763	£263,150	£2,625
Mere	Detached	3	100	2	£277,000	£2,763	£263,150	£2,625
Avon	Semi	3	84	2	£229,000	£2,733	£217,550	£2,596
							£2,751	£2,613

### 2. Rosedale - Tudor Lawns, Amelie Court, Holbeach PE12 8QD

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Type A	Detached	4	258	2	£750,000	£2,907	£712,500	£2,761
Type B	Detached	5	255	2.5	£795,000	£3,118	£755,250	£2,962
Type A	Detached	4	238	2	£750,000	£3,152	£712,500	£2,994
Type A	Detached	4	183	2	£650,000	£3,553	£617,500	£3,375
							£3,154	£2,996

### 3. Seagate Homes - Putters Place, Holbeach PE12 7AX

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Buckingham	Detached	5	216	2	£595,000	£2,755	£565,250	£2,617
Kingston	Detached	4	158	2	£350,000	£2,215	£332,500	£2,104
Windsor	Detached	4	155	2	£440,000	£2,839	£418,000	£2,697
Holkham	Detached	4	128	2	£399,995	£3,125	£379,995	£2,969
Chatsworth	Detached	3	85	2	£285,000	£3,353	£270,750	£3,185
Melton	Detached	3	85	2	£285,000	£3,353	£270,750	£3,185
Hampton	Semi	2	57	2	£190,000	£3,333	£180,500	£3,167
							£2,879	£2,735

### 4. Gleeson Homes - Tulip Fields, Oakwood Glade, Holbeach PE12 7JS

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Lanesborough	Detached	4	113	2	£299,995	£2,666	£284,995	£2,533
Grange	Detached	4	100	2	£299,995	£3,015	£284,995	£2,864
Clifden	Detached	3	91	2	£259,995	£2,844	£246,995	£2,702
Milford	Detached	3	85	2	£239,995	£2,811	£227,995	£2,670
Milford	Detached	3	85	2	£242,995	£2,846	£230,845	£2,704
Milford	Detached	3	85	2	£244,995	£2,869	£232,745	£2,726
Glin	Semi	3	84	2	£214,995	£2,560	£204,245	£2,432
Glin	Semi	3	84	2	£219,995	£2,619	£208,995	£2,488
Glin	Semi	3	84	2	£224,995	£2,679	£213,745	£2,545
Neale	Semi	3	84	2	£227,995	£2,715	£216,595	£2,579
Swinford	Detached	3	84	2	£239,995	£2,857	£227,995	£2,715
Swinford	Detached	3	84	2	£247,995	£2,953	£235,595	£2,805
Swinford	Detached	3	84	2	£249,995	£2,976	£237,495	£2,828
Greystones	Semi	2	70	2	£189,995	£2,716	£180,495	£2,580
							£2,796	£2,656

### 5. Ashwood Homes - The Brambles, Balmoral Way, Holbeach PE12 7RP

House Name	Type	Bedrooms	Size (m²)	Storeys	Asking Price	Gross Asking Price (m²)	Net Asking Price	Net Asking Price (m²)
Rutland	Detached	3	102	2	£265,000	£2,595	£251,750	£2,466
Lock	Detached	3	100	2	£265,000	£2,643	£251,750	£2,511
Type A	Semi	3	100	2	£247,000	£2,464	£234,650	£2,341
Coronation	Semi	3	87	2	£220,000	£2,541	£209,000	£2,414
Aire	Semi	3	84	2	£218,000	£2,601	£207,100	£2,471
Avon	Semi	3	84	2	£225,000	£2,685	£213,750	£2,551
Type B	Semi	2	73	2	£168,000	£2,309	£159,600	£2,194
Type B	Semi	2	73	2	£175,000	£2,406	£166,250	£2,285
							£2,539	£2,412

## New Build SSTC/Reserved



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Holbeach Meadows	Ashwood	PE12 7HZ	285	2,3,4	Terrace, Semi and Detached	25%
2	Tulip Fields	Gleeson	PE12 7JS	103	1,2,3,4	Apartments, Terrace, Semi and Detached	26%
3	The Brambles	Ashwood	PE12 7FG	81	2,3,4	Terrace, Semi and Detached	11%

### 1. Ashwood Homes - Holbeach Meadows, Fen Road, Holbeach PE12 8QA

House Name	Type	Bedrooms	Size (m²)	Storeys	Sale Price	Gross Sale Price (m²)
Mere	Detached	3	100	2	£277,000	£2,770
Dee	Semi	2	68	2	£195,000	£2,868
Avon	Semi	3	84	2	£240,000	£2,857
						£2,825

## 2. Gleeson Homes - Tulip Fields, Oakwood Glade, Holbeach PE12 7JS

House Name	Type	Bedrooms	Size (m²)	Storeys	Sale Price	Gross Sale Price (m²)
Greystones	Semi	3	70	2	£189,995	£2,714
Glin	Semi	3	84	2	£224,995	£2,679
Glin	Semi	3	84	2	£229,995	£2,738
Glin	Semi	3	84	2	£234,995	£2,798
Neale	Semi	3	84	2	£239,995	£2,857
Neale	Semi	3	84	2	£239,995	£2,857
Milford	Detached	3	85	2	£249,995	£2,941
Milford	Detached	3	85	2	£249,995	£2,941
Milford	Detached	3	85	2	£249,995	£2,941
Milford	Detached	3	85	2	£249,995	£2,941
Swinford	Detached	3	84	2	£259,995	£3,095
Clifden	Detached	3	91	2	£264,995	£2,912
Swinford	Detached	3	84	2	£264,995	£3,155
Swinford	Detached	3	84	2	£264,995	£3,155
						<b>£2,911</b>

## 3. Ashwood Homes - The Brambles, Balmoral Way, Holbeach PE12 7RP

House Name	Type	Bedrooms	Size (m²)	Storeys	Sale Price	Gross Sale Price (m²)
Coronation	Semi	3	87	2	£220,000	£2,529
Dee	Semi	2	68	2	£175,000	£2,574
Avon	Semi	3	84	2	£225,000	£2,679
Aire	Semi	3	84	2	£205,000	£2,440
Aire	Semi	3	84	2	£215,000	£2,560
						<b>£2,555</b>

## New Build Sold



Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Stockwell Gate	Stinders Developments	PE12 6GS	9	4,5	Detached	0%
2	The Brambles	Ashwood	PE12 7FG	81	2,3,4	Terrace, Semi and Detached	11%
3	Tulip Gardens	Gleeson	PE12 7JS	103	1,2,3,4	Apartments, Terrace, Semi and Detached	26%
4	Holbeach Meadows	Ashwood	PE12 7HZ	285	2,3,4	Terrace, Semi and Detached	25%
5	Northons Lane	Castlegate	PE12 7PZ	35	1,2,3,4	Apartments, Terrace, Semi and Detached	23%
6	Fen Road	Ashwood	PE12 8PW	83	1,2,3,4	Apartments, Terrace, Semi and Detached	8%

### 1. Stinders Developments - Stockwell Gate, Spalding PE12 6GS

Address	House Name	Type	Bedrooms	Sale Date	Size (m²)	Storeys	Sale Price	Gross Sale Price (m²)
5 Fieldview Close PE12 6GS	Plot 5	Detached	5	Sep-23	202	2	£445,000	£2,203
								£2,203

### 2. Ashwood Homes - The Brambles, Holbeach PE12 7FG

Address	House Name	Type	Bedrooms	Sale Date	Size (m²)	Storeys	Sale Price	Gross Sale Price (m²)
1 Frogmore Road PE12 7FR	Mere	Detached	3	Jun-23	100	2	£260,000	£2,600
3 Frogmore Road PE12 7FR	Avon	Semi-detached	3	Oct-24	85	2	£228,000	£2,685
5 Frogmore Road PE12 7FR	Avon	Semi-detached	3	May-23	85	2	£245,000	£2,885
11 Gibbons Court PE12 7FP	Aire	Semi-detached	3	May-24	84	2	£225,000	£2,679
10 Gibbons Court PE12 7FP	Dee	Semi-detached	2	Dec-23	68	2	£177,500	£2,610
8 Gibbons Court PE12 7FP	Dee	Semi-detached	2	Jul-23	68	2	£190,000	£2,794
2 Frogmore Road PE12 7FR	Dee	Semi-detached	2	Jun-23	68	2	£190,000	£2,794
4 Frogmore Road PE12 7FR	Dee	Semi-detached	2	Sep-23	68	2	£175,000	£2,574
								£2,701

### 3. Gleeson - Northons Lane, Holbeach PE12 7GB

Address	House Name	Type	Bedrooms	Sale Date	Size (m²)	Storeys	Sale Price	Gross Sale Price (m²)
6 St Francis Close PE12 7GB	452	Detached	4	Aug-23	113	2	£267,445	£2,377
5 Cyprus Close PE12 7GD	450	Detached	4	Mar-24	107	2	£265,995	£2,477
24 Oakwood Glade PE12 7JS	450	Detached	4	Jun-23	107	2	£266,945	£2,485
4 Cyprus Close PE12 7GD	451	Detached	4	Apr-24	100	2	£266,233	£2,676
9 St Francis Close PE12 7GB	359	Detached	3	Sep-23	91	2	£246,999	£2,702
3 St Francis Close PE12 7GB	360	Semi-detached	3	May-24	85	2	£223,245	£2,615
								£2,546

#### 4. Ashwood - Holbeach Meadows, Holbeach PE12 7HZ

Address	House Name	Type	Bedrooms	Sale Date	Size (m <sup>2</sup> )	Storeys	Sale Price	Gross Sale Price (m <sup>2</sup> )
15 Lavender Avenue PE12 7RW	Coronation	Semi-detached	3	Jul-23	87	2	£240,000	£2,759
17 Lavender Avenue PE12 7RW	Coronation	Detached	3	Dec-23	87	2	£220,000	£2,529
19 Lavender Avenue PE12 7RW	Coronation	Semi-detached	3	Dec-23	87	2	£220,000	£2,529
13 Lavender Avenue PE12 7RW	Coronation	Semi-detached	3	Dec-23	87	2	£225,000	£2,586
22 Jasmine Crescent PE12 7NW	Aire	Semi-detached	3	May-23	84	2	£235,000	£2,798
20 Jasmine Crescent PE12 7NW	Aire	Semi-detached	3	Nov-23	84	2	£215,000	£2,560
28 Jasmine Crescent PE12 7NW	Aire	Semi-detached	3	May-23	84	2	£235,000	£2,798
30 Jasmine Crescent PE12 7NW	Aire	Semi-detached	3	Apr-23	84	2	£235,000	£2,798
26 Jasmine Crescent PE12 7NW	Aire	Semi-detached	3	May-23	84	2	£235,000	£2,798
24 Jasmine Crescent PE12 7NW	Aire	Semi-detached	3	Nov-23	84	2	£215,000	£2,560
37 Jasmine Crescent PE12 7NW	Dee	Semi-detached	2	Mar-24	68	2	£179,000	£2,632
43 Jasmine Crescent PE12 7NW	Dee	Semi-detached	2	Mar-24	68	2	£180,000	£2,647
39 Jasmine Crescent PE12 7NW	Dee	Semi-detached	2	Aug-23	68	2	£190,000	£2,794
41 Jasmine Crescent PE12 7NW	Dee	Semi-detached	2	Jul-23	68	2	£190,000	£2,794
3 Lavender Avenue PE12 7RW	Dee	Semi-detached	2	Dec-23	68	2	£182,500	£2,684
11 Lavender Avenue PE12 7RW	Dee	Semi-detached	2	Jul-23	68	2	£180,000	£2,647
1 Lavender Avenue PE12 7RW	Dee	Semi-detached	2	Jul-23	68	2	£195,000	£2,868
9 Lavender Avenue PE12 7RW	Dee	Semi-detached	2	Jun-23	68	2	£195,000	£2,868
5 Lavender Avenue PE12 7RW	Dee	Semi-detached	2	Jun-23	68	2	£195,000	£2,868
7 Lavender Avenue PE12 7RW	Dee	Semi-detached	2	May-23	68	2	£195,000	£2,868
								£2,713

#### 5. Jelson - Northons Lane, Holbeach PE12 7PZ

Address	House Name	Type	Bedrooms	Sale Date	Size (m <sup>2</sup> )	Storeys	Sale Price	Gross Sale Price (m <sup>2</sup> )
15 Tony Worth Close PE12 7RU	D3/02	Detached	3	Nov-23	88	2	£247,000	£2,807
17 Tony Worth Close PE12 7RU	D3/03	Detached	3	Aug-23	87	2	£254,950	£2,932
40 Tony Worth Close PE12 7RU	D3/03	Detached	3	Aug-23	87	2	£254,950	£2,932
1 Tony Worth Close PE12 7RU	D3/03	Detached	3	Jun-23	87	2	£254,950	£2,932
32 Tony Worth Close PE12 7RU	S3/04	Terraced	3	Sep-23	72	2	£191,000	£2,653
								£2,858

#### 6. Ashwood - Fen Road, Holbeach PE12 8PW

Address	House Name	Type	Bedrooms	Sale Date	Size (m <sup>2</sup> )	Storeys	Sale Price	Gross Sale Price (m <sup>2</sup> )
33 Pheasant Street PE12 8PU	Mere	Detached	3	Apr-23	100	2	£272,000	£2,721
31 Pheasant Street PE12 8PU	Mere	Detached	3	Apr-23	100	2	£272,000	£2,721
3 Lancewood Road PE12 8FE	Mere	Detached	3	Jul-23	100	2	£272,000	£2,720
80 Pheasant Street PE12 8PU	Dee	Terraced	2	Jun-23	66	2	£188,000	£2,850
76 Pheasant Street PE12 8PU	Dee	Terraced	2	Jun-23	66	2	£188,000	£2,850
68 Pheasant Street PE12 8PU	Dee	Terraced	2	Apr-23	66	2	£186,500	£2,827
78 Pheasant Street PE12 8PU	Dee	Terraced	2	Jun-23	66	2	£173,000	£2,623
86 Pheasant Street PE12 8PU	Dee	Semi-detached	2	Jun-23	66	2	£189,500	£2,873
82 Pheasant Street PE12 8PU	Dee	Semi-detached	2	Jun-23	66	2	£189,500	£2,873
66 Pheasant Street PE12 8PU	Dee	Terraced	2	Apr-23	66	2	£176,500	£2,676
88 Pheasant Street PE12 8PU	Dee	Semi-detached	2	Nov-23	66	2	£167,750	£2,543
84 Pheasant Street PE12 8PU	Dee	Semi-detached	2	Jun-23	66	2	£179,500	£2,721
64 Pheasant Street PE12 8PU	Dee	Terraced	2	Apr-23	66	2	£186,500	£2,827
								£2,752



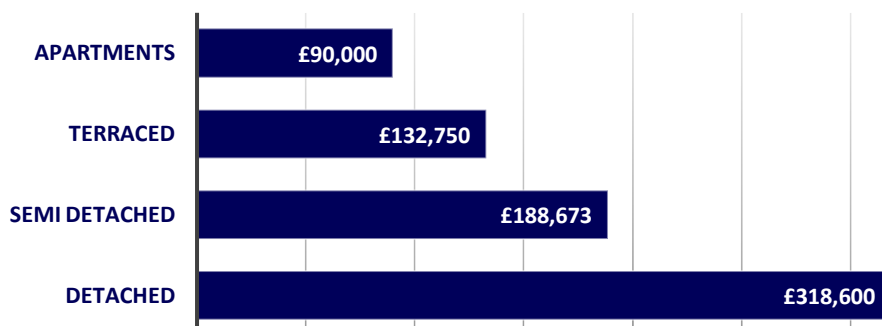
## Second Hand Sales

Search criteria: within 1 miles of postcode PE12 7PG. Sales Completed within past 12 months.

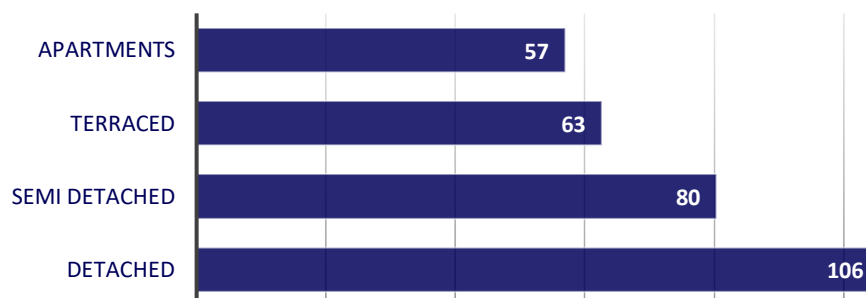
Source: HM Land Registry

Type	Average Price	Average Size	Average £/m²
Detached	£318,600	106	£2,431
Semi Detached	£188,673	80	£2,348
Terraced	£132,750	63	£2,120
Apartments	£90,000	57	£1,580
<b>Average</b>	<b>£182,506</b>	<b>76</b>	<b>£2,120</b>

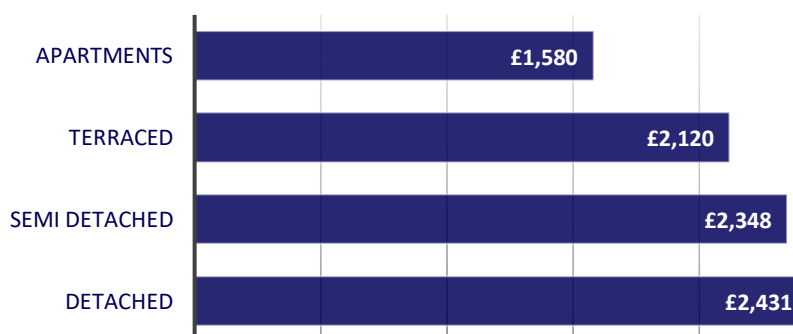
### Average Price



### Average Size



### Average £/m²



## Detached

Address	Date Sold	Sold Price	Size m <sup>2</sup>	£/m <sup>2</sup>
11 Balmoral Way PE12 7RN	Nov-24	£318,600	151	£2,110
11 Lime Grove PE12 7NG	Nov-24	£310,000	113	£2,744
33 Balmoral Way PE12 7RN	Nov-24	£290,000	119	£2,438
7 Edinburgh Walk PE12 7AP	Nov-24	£207,000	86	£2,409
18 Market Rasen Way PE12 7QX	Nov-24	£270,000	100	£2,701
24 Chestnut Avenue PE12 7NE	Sep-24	£235,000	100	£2,351
5 Chaffinch Way PE12 7FG	Sep-24	£260,000	99	£2,628
34 Edinburgh Walk PE12 7AP	Aug-24	£307,500	129	£2,384
30 Market Rasen Way PE12 7QX	Aug-24	£193,000	89	£2,171
20 Church Street PE12 7LL	May-24	£175,000	72	£2,430
Oaklands Penny Hill Road PE12 7RT	Apr-24	£210,500	99	£2,127
3 Spencer Gardens PE12 7RQ	Mar-24	£200,000	88	£2,273
122 Boston Road North PE12 8AD	Feb-24	£357,000	127	£2,811
<b>Average</b>		<b>£318,600</b>	<b>106</b>	<b>£2,431</b>

## Semi Detached

Address	Date Sold	Sold Price	Size m <sup>2</sup>	£/m <sup>2</sup>
6 Princes Street PE12 7BB	Nov-24	£207,000	97	£2,134
59 Hall Hill Road PE12 7JB	Nov-24	£182,500	89	£2,053
57 Battlefields Lane South PE12 7PQ	Oct-24	£225,000	111	£2,028
60 Low Lane PE12 7GA	Oct-24	£160,000	68	£2,356
2 St Johns Mews PE12 7DL	Oct-24	£125,000	56	£2,235
26 Battlefields Lane South PE12 7PQ	Sep-24	£165,000	81	£2,039
4 Tony Worth Close PE12 7RU	Sep-24	£179,000	68	£2,636
39 Fleet Road PE12 8LA	Sep-24	£205,000	102	£2,011
35 Balmoral Way PE12 7RN	Sep-24	£200,000	82	£2,441
38 Low Lane PE12 7GA	Aug-24	£171,000	68	£2,518
6 Foxes Lowe Road PE12 7PA	Aug-24	£170,000	76	£2,237
6 Washway Road PE12 7PE	Jul-24	£217,000	86	£2,525
7 Spire View PE12 7FA	Jul-24	£209,950	76	£2,762
5 Spire View PE12 7FA	Jul-24	£200,000	76	£2,632
30 Kensington Close PE12 7RF	May-24	£212,000	85	£2,496
22 Tolls Lane PE12 7PR	Apr-24	£225,000	75	£3,001
14 Huntingdon Close PE12 7QZ	Apr-24	£195,000	94	£2,076
25 Oxford Gardens PE12 7EF	Feb-24	£175,000	70	£2,501
44 Low Lane PE12 7GA	Feb-24	£180,000	68	£2,650
46 Fishpond Lane PE12 7DQ	Jan-24	£170,000	80	£2,125
<b>Average</b>		<b>£188,673</b>	<b>80</b>	<b>£2,348</b>

## Terraced

Address	Date Sold	Sold Price	Size m <sup>2</sup>	£/m <sup>2</sup>
67 The Hollies PE12 7JQ	Nov-24	£152,000	53	£2,870
9 Rathkenny Close PE12 7ER	Oct-24	£147,500	63	£2,342
72 Balmoral Way PE12 7RP	Sep-24	£120,000	67	£1,791
3 Rathkenny Close PE12 7ER	Sep-24	£129,000	73	£1,769
44 Church Street PE12 7LL	Jul-24	£140,000	64	£2,190
14 The Tenters PE12 7AT	Feb-24	£108,000	56	£1,931
<b>Average</b>		<b>£132,750</b>	<b>63</b>	<b>£2,120</b>

## Apartments

Address	Date Sold	Sold Price	Size m <sup>2</sup>	£/m <sup>2</sup>
1 The Hollies PE12 7JQ	Mar-23	£90,000	57	£1,580
<b>Average</b>		<b>£90,000</b>	<b>57</b>	<b>£1,580</b>

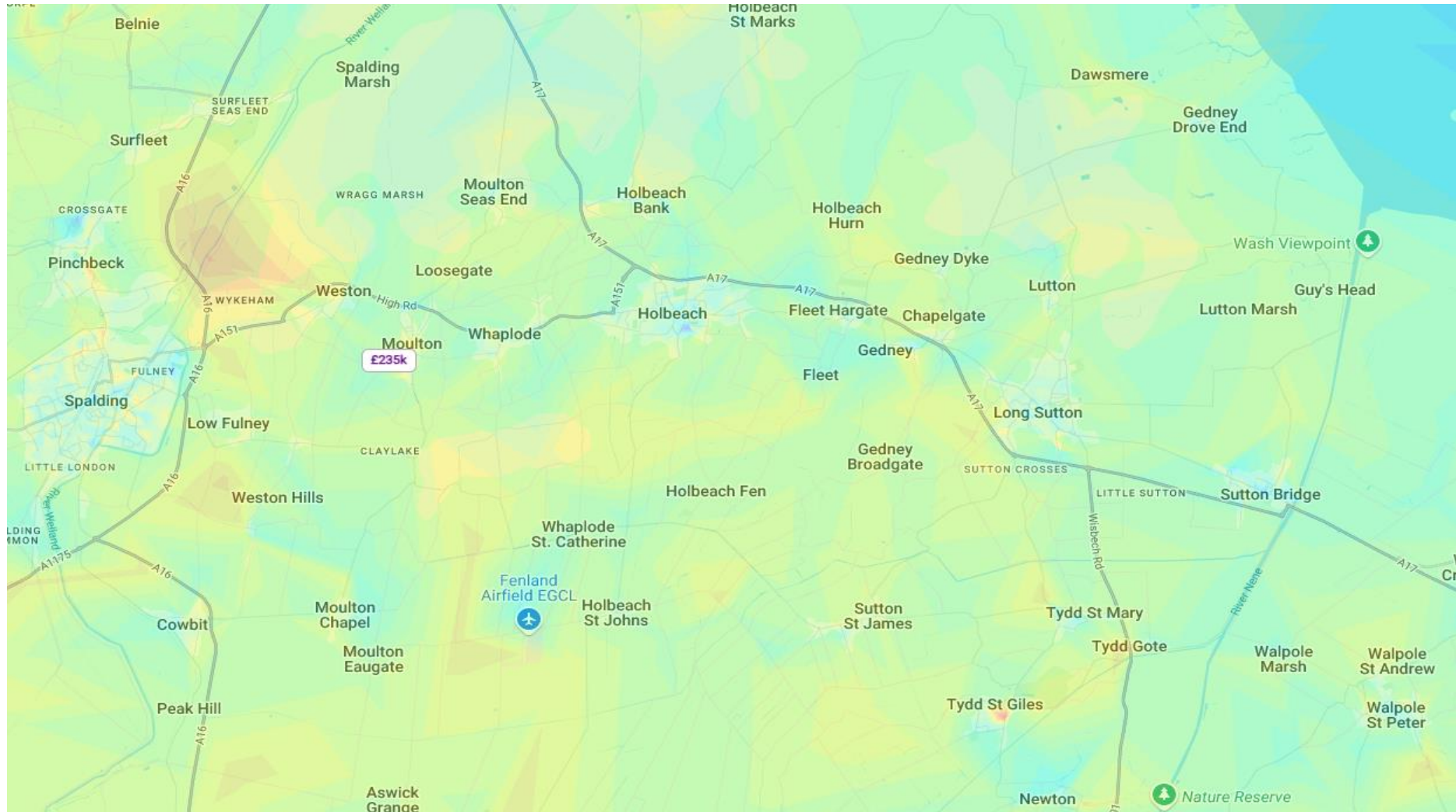
## Second Hand Available

Search criteria: Houses for sale within 1 mile of postcode PE12 7PG

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

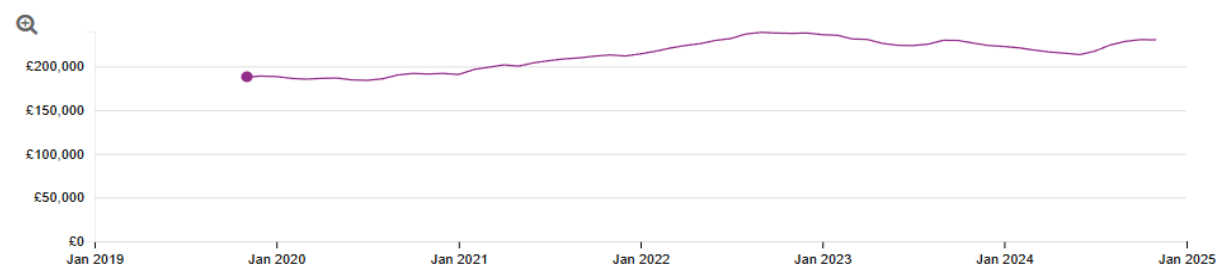
Address	Type	Bedrooms	Price
Bramley Lodge, Damgate Road PE12 8PB	Detached	4	£900,000
5 Church Street PE12 7LL	Detached	4	£700,000
Cherry Tree House, Cherry Tree Lane PE12 7PX	Detached	5	£630,000
30 Boston Road South PE12 7LX	Detached	3	£475,000
2 Spencer Gardens PE12 7RQ	Detached	5	£469,950
19 Damgate Road PE12 7BH	Detached	5	£465,000
Eaton House, Northons Lane PE12 7PZ	Detached	5	£450,000
6 North Parade PE12 7AJ	Detached	4	£390,000
101 Boston Road South PE12 8AA	Detached	4	£385,000
31 Market Rasen Way PE12 7QX	Detached	4	£345,000
34 West End PE12 7LW	Terraced	5	£339,995
28 Fairfields PE12 7JE	Detached	3	£339,500
40 Chestnut Avenue PE12 7NE	Detached	4	£330,000
33 Barrington Gate PE12 7LB	Detached	3	£325,000
38 Edinburgh Walk PE12 7AP	Detached	3	£325,000
6 Lime Grove PE12 7NG	Detached	3	£325,000
21 Chestnut Avenue PE12 7NE	Detached	4	£299,950
85 High Street PE12 7ED	Terraced	4	£290,000
55 Fleet Street PE12 7AU	Detached	3	£275,000
74 Boston Road South PE12 7LZ	Detached	3	£270,000
23A The Tenters PE12 7AR	Detached	3	£260,000
31 Marshlands Drive PE12 7QQ	Detached	3	£250,000
19 Huntingdon Close PE12 7QZ	Semi-detached	3	£249,995
20 The Hollies PE12 7JQ	Semi-detached	4	£249,995
40 Low Lane PE12 7GA	Detached	3	£249,950
Tweenus, Cherry Tree Lane PE12 7PX	Semi-detached	3	£230,000
51 Branches Lane PE12 7BG	Detached	2	£225,000
33 Kensington Close PE12 7RF	Semi-detached	3	£224,995
1 Spire View PE12 7FA	Semi-detached	3	£210,000
29 Kensington Close PE12 7RF	Semi-detached	3	£210,000
4 The Hollies PE12 7JQ	Semi-detached	3	£210,000
15 Grimwood Close PE12 8PA	Semi-detached	3	£205,000
36 Cornfields PE12 7QN	Terraced	4	£205,000
15 Willders Garth PE12 7RA	Semi-detached	3	£200,000
17 Belle Vue Close PE12 7ND	Detached	2	£200,000
4 Spire View PE12 7FA	Semi-detached	3	£200,000
28 Albert Street PE12 7DR	Terraced	4	£195,000
Gatehouse, Damgate Road PE12 8PB	Detached	2	£180,000
2 Belle Vue Close PE12 7ND	Terraced	2	£175,000
28 The Brambles PE12 7JU	Terraced	3	£170,000
46 Station Street PE12 7LF	Terraced	2	£165,000
64 Farrow Avenue PE12 7DG	Semi-detached	3	£160,000
47 Battlefields Lane South PE12 7PQ	Semi-detached	2	£155,000
14 Holbeach House, Orchard Park PE12 7BP	Terraced	3	£150,000
16 St Johns Street PE12 7AB	Terraced	3	£140,000
8 Albert Walk PE12 7DP	Terraced	2	£140,000
13 Hall Gate PE12 7LG	Terraced	2	£129,995
12 Holbeach House, Orchard Park PE12 7BP	Flat	1	£100,000

## Property Price Heat Map

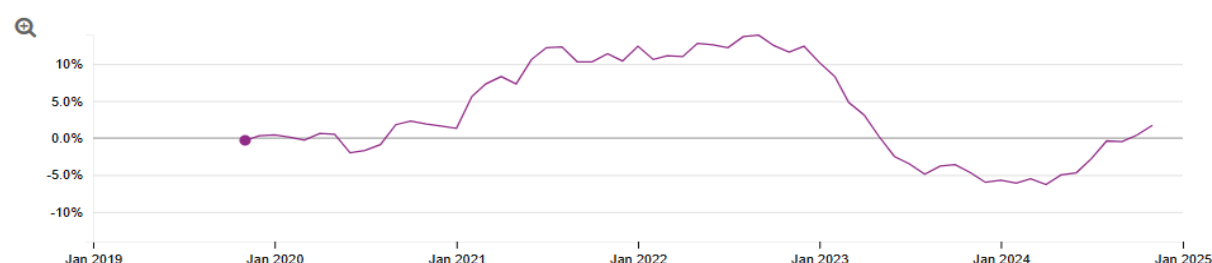


## Average price by type of property in South Holland

Source: HM Land Registry



## Percentage change (yearly) in South Holland



## Price Trends – PE12 7PG

Market Characteristics	South Holland	National
Market Size Indicator: no. of transactions	8,303	3,735,945
Market Size Indicator: total no. of properties	43,560	26,824,120
Market liquidity Indicator: transactions / properties	19.06%	13.93%
Market Growth Indicator: new homes built	1,118	397,164
Market Growth Indicator: new builds / transactions	13.47%	10.63%

Growth Rate	South Holland	National
5 year house price growth	22.72%	24.53%
Last 12 months house price growth	1.70%	3.40%

## Average House Prices

Source: HM Land Registry

Postcode Area – PE12 7PG

Property Type	Nov-19	Nov-24	Change
Detached	£253,107	£294,234	16%
Semi	£147,794	£202,167	37%
Terraced	£126,000	£111,833	-11%
Flat			
All	£222,520	£252,934	14%