



KAYBRIDGE  
RESIDENTIAL

# Epsom & Stoneleigh

Market Insights



# Welcome to Epsom

A remarkable blend of history  
and natural beauty.

Epsom is a quaint market town nestled just 15 miles southwest of London. Steeped in history, Epsom, or as it was once known, Ebbesham, boasts artifacts dating back to the 7th century, proudly exhibited in the British Museum.

Epsom is renowned globally as the birthplace of Epsom Salts and the iconic Epsom Derby, one of the world's oldest and most prestigious horse races. In the Georgian era, it flourished into an exclusive spa town, leaving an indelible mark on its architecture, notably the striking clocktower that graces the vibrant Market Place, a hub of activity hosting everything from farmers' markets to antiques fairs.

Nestled on the cusp of the North Downs hills, Epsom beckons with expansive green spaces, ideal for leisurely walks or invigorating cycling. Discover tranquility at Rosebery Park or ascend to Epsom Downs for breathtaking views of the London skyline.

Whether you're using Epsom as a launchpad to explore the idyllic Surrey Hills or savoring a day trip, expect a warm embrace from this historic town. Explore Epsom - where history meets natural splendour!

Stoneleigh is situated in the north of the Epsom and Ewell borough. In the 1930s, with the establishment of Stoneleigh rail station, the area surrounding it underwent development and has since evolved into a sought-after suburb in the south-west of London. It is a commuter town, with the Zone 5 station run regularly to London Waterloo.

# Local Amenities

## Heritage

Listed buildings



Epsom  
**345**

Stoneleigh  
**127**

## Environment

% area is public green space



Epsom  
**15.6%**

Stoneleigh  
**14.5%**

## Population

People per hectare



Epsom  
**345**

Stoneleigh  
**28.2**

## Transport

% of homes within a 200m walk of bus, train or tube



Epsom  
**345**  
Stoneleigh  
**67.5%**

## Education

% of homes with outstanding school as nearest primary school



Epsom  
**345**  
Stoneleigh  
**34.8%**

# Population Profile



## 81,197

Size of resident population

In 2021 there were 81,197 people living within Epsom. The overall population increased by 8.5% in the ten years between 2011 and 2021. In 2021 there were 34,797 people living within Stoneleigh.

## 43.4%

of households include a family with children

14.6% of the population in Epsom & Stoneleigh are aged between 35 and 44 which is below the regional average. 24.6% of households comprise just one person while 43.4% of households include families with children

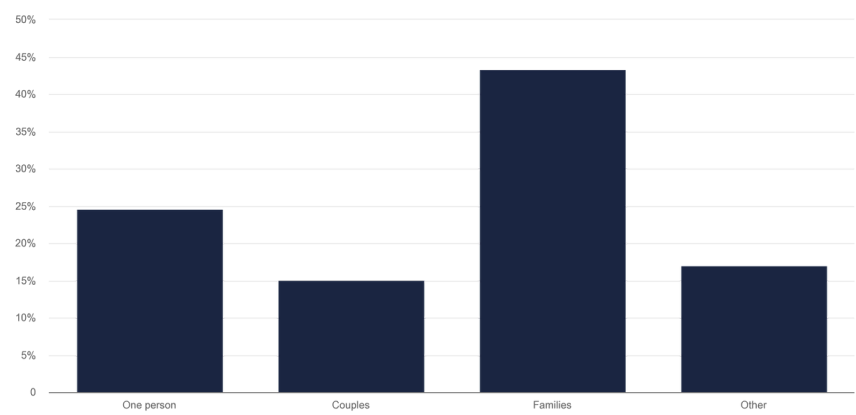


## 29.5%

of the working age population work in the industries public admin, education and health

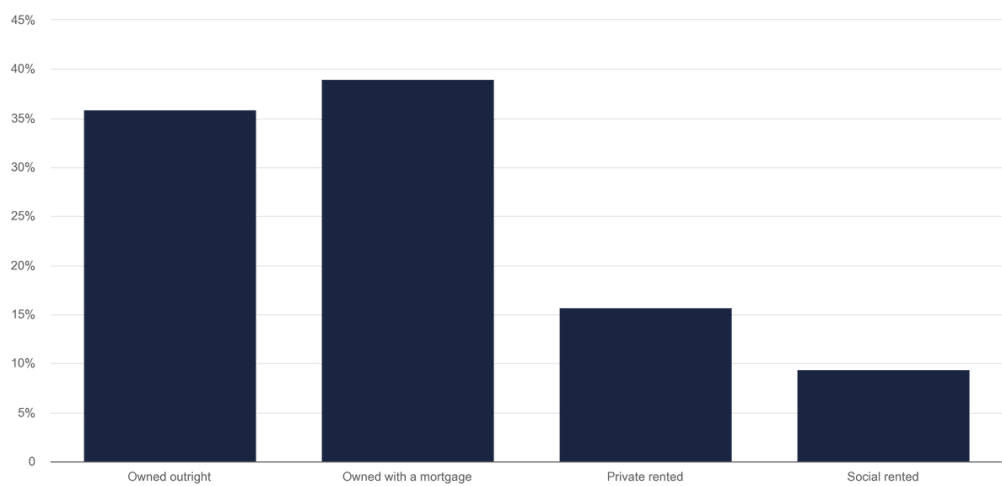
Making them the most predominant industry of employment

# Household Profile



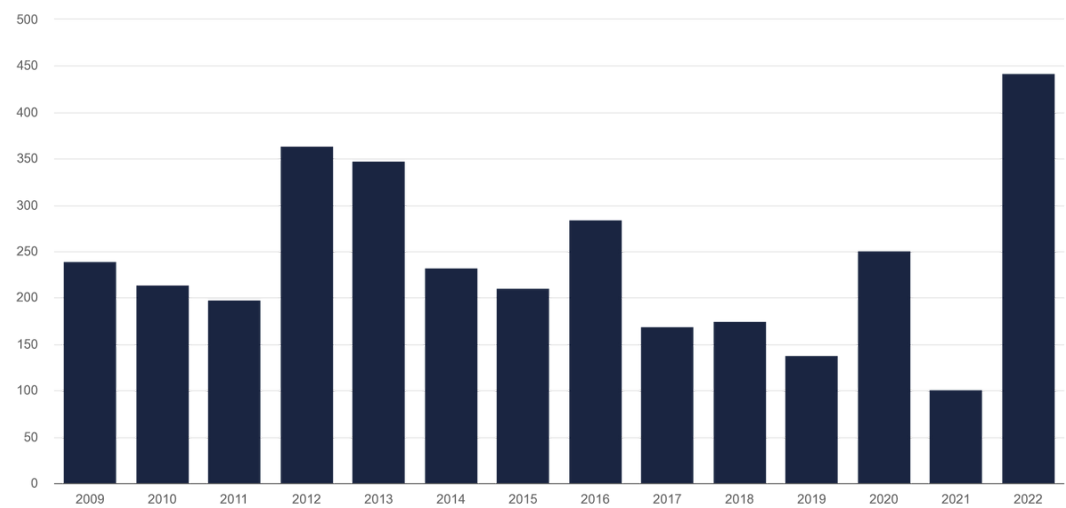
## Tenure profile

74.8% of residents within Epsom own their own homes while 15.7% live in privately rented accommodation.



## New homes built (annual)

In the last five years there have been 1107 new homes built across Epsom, an average of 221 per year.



# Market Snapshot



**£528,237**

Over the last 12 months the average sales price in Epsom was £528,237, and £546,243. in Stoneleigh.

**30%**

30% of sales in the past 12 months were flats, achieving an average sales price of £311,130 in Epsom and £304,523 in Stoneleigh.



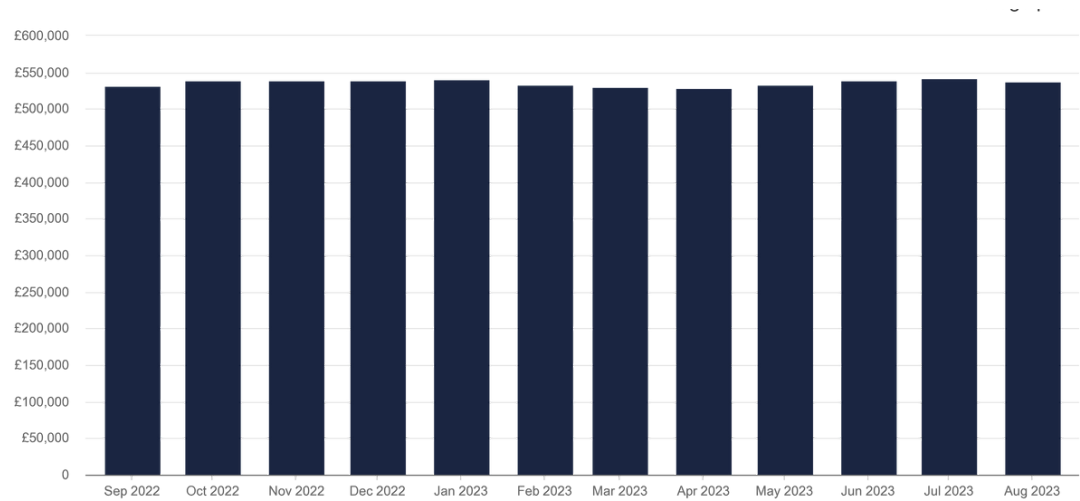
**£3,500,000**

The highest value recorded by the Land Registry over the past 12 months was £800,000 for a flat and £3,500,000 for a house in Epsom. In Stoneleigh, The highest value recorded was £530,000 for a flat and £1,900,000 for a house.

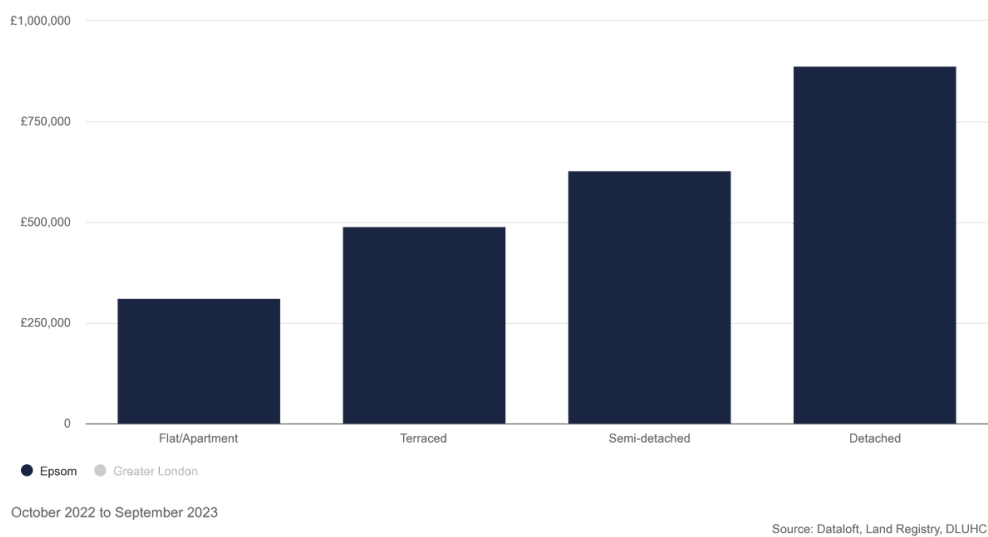
## Average property values over the past 12 months

	Detached	Semi-detached	Terraced	Apartment
Epsom	£893,851	£643,819	£490,777	£310,622
Stoneleigh	£894,751	£664,381	£485,064	£304,523
Greater London	£1,043,919	£681,556	£652,974	£446,443
England & Wales	£455,439	£271,930	£218,661	£288,250

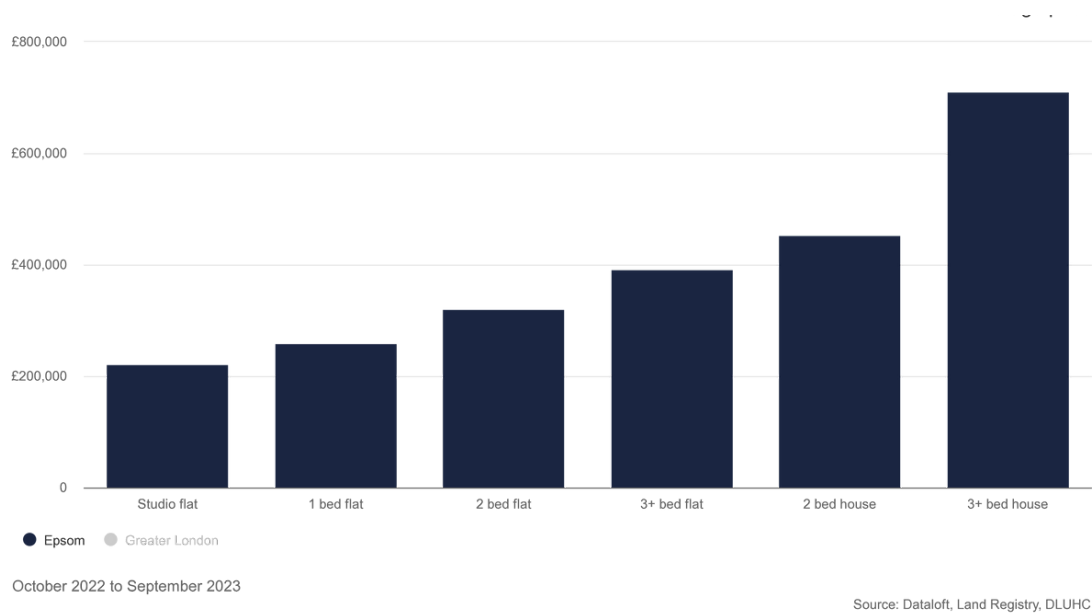
# Change in average sale prices



## Average prices by property type



## Average prices by bedrooms



# Local Lettings

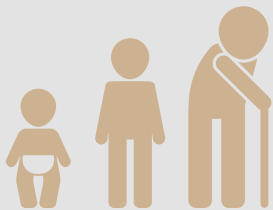


**£1,642**

Over the last 12 months, the average rent achieved for homes let in Epsom was £1,642 per month. This is a +9% change on the previous 12 month period.

**39%**

39% of homes let in the past 12 months were flats, achieving an average rental value of £1,343 per month. Houses achieved an average rent of £1,889 per month.



**23%**

23% of renters are aged between 40 and 49.

## Change in average rents

	All	Flats	Houses
1 Year	9.3%	10.2%	9.4%
5 Years	34.2%	26.9%	46.1%



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