

Little Canfield & Takeley

Every home on the portals in these two villages, across all agents.
Uttlesford, Essex. The third quarter of 2026, July to September.

FIGURES READ

13 October 2026

Earlier readings 22 September
and 26 August 2026

ACROSS THE QUARTER

Little Canfield still asks more per house and less per square foot than Takeley. **The price gap kept narrowing. The rate-per-foot gap did not.**

£70,000

22 Sep £100,000 · 26 Aug £120,000

Little Canfield's middle asking price,
above Takeley's

7.9%

22 Sep 5.7% · 26 Aug 12.1%

Little Canfield's rate per square foot,
below Takeley's

9.6%

22 Sep 14.7% · 26 Aug 28.1%

how much bigger the middle Little
Canfield home is

Little Canfield has barely moved all quarter. It reads £343.50 a square foot, against £341 in September and £340 in August. Takeley is the leg that moves: £387, then £362, then £373. The September fall has partly come back, which is why the gap narrowed and then widened again. Seventeen new-build plots now sit in the Takeley sample. Leaving them out, Takeley reads £364 a square foot across 41 listings, against £350.50 across 42 in September.

THE MARKET TODAY

	LITTLE CANFIELD			TAKELEY		
	13 OCT	22 SEP	26 AUG	13 OCT	22 SEP	26 AUG
Homes on the market	26	26	28	63	65	54
Under offer	4 15%	5 19%	7 25%	11 17%	7 11%	11 20%
Still available	22	21	21	52	58	43
Under offer, leaving out new-build plots	4 of 26	5 of 26	no figure	10 of 46	6 of 49	11 of 54

Takeley's agreed sales came back and Little Canfield's did not. Takeley reads 11 under offer against 7 in September, and 10 of 46 against 6 of 49 once new-build plots come out. Little Canfield reads 4 of 26 against 5 of 26 and 7 of 28, a move of one property then two on a small sample, so these are counts rather than a trend. Every count is a picture of one day.

PRICE PER SQUARE FOOT

	LITTLE CANFIELD			TAKELEY		
	13 OCT	22 SEP	26 AUG	13 OCT	22 SEP	26 AUG
Middle price of one square foot	£343.50	£341	£340	£373	£362	£387
Middle floor area	1,619.5 sq ft	1,699	1,749	1,478 sq ft	1,482	1,365
Detached, per square foot	£343.50	£339	no figure	£373	£353	no figure
Semi-detached, per square foot	£325	£338	no figure	£377.50	£363	no figure
Excluding new-build plots	£343.50	£341	no plots	£364	£350.50	no figure

Rates come from the 20 Little Canfield and 47 Takeley listings that publish a floor area. Detached rests on 12 listings and 31, semi-detached on 5 and 14. The 26 August reading did not carry a split by type, and there is no August figure excluding new-build plots because the plots entered the Takeley sample in September. Terraced houses and flats are left out: Little Canfield has two terraced listings and one flat with a published floor area, Takeley two terraced, which is too few to carry a figure. **Sector context, district colour only:** CM6 1 averages £370 a square foot across 185 listings and CM22 6 averages £394 across 127. CM6 1 is dominated by Great Dunmow and takes in the Rodings; CM22 6 takes in Elsenham, Henham and Ugley. Neither is a village statistic.

ASKING PRICES, HOMES STILL AVAILABLE

	LITTLE CANFIELD			TAKELEY		
	13 OCT	22 SEP	26 AUG	13 OCT	22 SEP	26 AUG
Middle asking price	£600,000	£600,000	£600,000	£530,000	£500,000	£480,000
Average asking price	£601,816	£570,952	£641,190	£642,403	£623,103	£594,418
Asking price range	£210k – £1.1m	£210k – £900k	£340k – £1.85m	£300k – £1.4m	£300k – £1.4m	£375k – £1.4m

The bottom of the Little Canfield range is a one-bedroom flat at £210,000. Leaving it out, the range is £375,000 to £1,100,000 across 21 listings and the middle is unchanged at £600,000. In September, on the same basis, it was £350,000 to £900,000 across 20 listings. **Takeley's middle asking price has risen each reading,** £480,000 to £500,000 to £530,000, while Little Canfield's has sat at £600,000 throughout. The October Takeley midpoint sits between £525,000 and £535,000 and is shown as £530,000.

DAYS ON THE MARKET

	LITTLE CANFIELD			TAKELEY		
	13 OCT	22 SEP	26 AUG	13 OCT	22 SEP	26 AUG
Middle, all homes showing	57 days	82	71	68 days	67	86
Middle, those now under offer	86 days	91	79	56 days	88	97
Quickest to under offer	47 days	39	23	21 days	25	2

Each figure is counted per listing from the day it was advertised, for stock still showing. Quick sales leave the data early, so the measure over-represents slow movers. The exact Little Canfield midpoints are 56.5 days and 85.5 days, shown as 57 and 86. **August's two-day Takeley sale is a worked example of the bias.** It left the data in September, and the quickest now reads 21 days.

LISTING MIX BY TYPE

	LITTLE CANFIELD			TAKELEY		
	13 OCT	22 SEP	26 AUG	13 OCT	22 SEP	26 AUG
Detached	15	16	no split	43	39	no split
Semi-detached	8	7	no split	18	23	no split
Terraced	2	2	no split	2	3	no split
Flat	1	1	no split	0	0	no split

The 26 August reading did not carry a type split, so that column is blank. This table counts listings in the two villages, not the housing stock of either. Seventeen of the Takeley listings are new-build plots. Little Canfield has none.

Land Registry registrations reach 17 August in CM6 1 and 24 August in CM22 6. Registration lags about ten weeks. July is close to complete, August is part filled, and September 2026 has no registered sales at all. **The thin August and the empty September are a reporting lag, not a quiet market.**

So the quarter’s sold evidence is seven sales across both villages. Four sales and three sales are counts, and no quarterly middle price is given as a headline.

Little Canfield, 4 sales

10 Clarendon Road	£390,000
16 July · semi-detached · freehold	
5 Wyndrell Close	£485,000
31 July · semi-detached · freehold	
1a Hamilton Road	£555,000
10 July · detached · freehold	
3 Mountford Close	£607,500
16 July · detached · freehold	

All four sold in July. The midpoint of the four is £520,000, the average of the two middle prices, and on four sales that is a count rather than a reliable middle.

Takeley, 3 sales

3 Garnetts	£475,000
14 August · detached · freehold	
Bella View, Dunmow Road	£545,000
29 July · detached · freehold	
18 The Pastures	£550,000
21 July · detached · freehold	

The middle of the three is £545,000, which is the middle one rather than a median worth leaning on.

Seven sales have been added to the record since the reading of 22 September: three in Little Canfield and four in Takeley. One of the Takeley four, 4 Clover Place at £545,000, sold on 12 June and falls outside this quarter. Registrations across both sectors run 16 sales in June, 27 in July, 7 in August and none in September.

One market, two characters. The two villages sit inside one another, and a substantial share of what is posted as Little Canfield falls in Takeley parish, so there is no clean line between them. Treat this as one housing market that prices in two ways.

Middle means the midpoint: half the homes sit above it and half below. It describes the market better than an average, which one very large house can pull about. Takeley's available-stock midpoint sits between £525,000 and £535,000 and is shown as £530,000.

Under offer is a live count on 13 October 2026 of homes showing as sold subject to contract. It is a picture of one day, not a tally of what went under offer over the quarter. The portals do not record the date a home was flagged.

Days on the market is time since listing, for homes still showing. Quick sales leave the figures early, so the real typical time is shorter than the number here.

New-build plots. Seventeen sit in the Takeley sample and none in Little Canfield's. Every figure they could move is given with and without them.

Village, not postcode. Sold prices were sorted by the village named in the postal address. Portal listings were sorted by postcode unit and plotted position, because portal addresses in these sectors often leave the village name out. Great Canfield is a separate village and is left out.

The CM6 4 and CM24 1 gap still stands. This reading covered the CM6 1 and CM22 6 postcode sectors, the same as last time. The Little Canfield tail in CM6 4 and the Takeley tail in CM24 1 were not pulled. On a 20-listing rate-per-foot midpoint, the CM6 4 tail could still move the headline.

No July portal reading exists. The readings held are 26 August, 22 September and 13 October 2026, so the portal leg of this quarter runs from 26 August, seven weeks, not the full three months.

The sold quarter is part filled. Land Registry has reached 17 August in CM6 1 and 24 August in CM22 6. September 2026 has no registered sales at all and August is part filled, so the quarter's sold evidence is seven sales across both villages.

No terraced or flat rate per square foot. Little Canfield has two terraced listings and one flat with a published floor area, Takeley two terraced. Too few to carry a figure.

No August figure excluding new-build plots. The plots entered the Takeley sample in September, so there is no 26 August reading on that basis and the quarter cannot be traced without them.

Dunmow Road straddles the two villages. One home, asking £435,000 at 54 days, appears in both sector pulls, on one portal under CM6 1GS and on the other under CM22 6SL. It is counted once in each village's table.

None of this is a figure for your house. These numbers describe 89 other homes. Yours has its own size, condition and street, and on a market where the published rate per square foot runs from £325 for a Little Canfield semi to £377.50 for a Takeley one, those things decide the price. If you are selling, call **01279 600567** and we will give you a figure for your own address.