



Indicative house values



Pre 1919 Terraced House (modernised)

Terraced house with two-storey wing at rear; built about 1875; small forecourt and rear garden; rear access.

Modernisation includes rewiring, new roof and modern fittings in the bathroom/wc and kitchen.

Ground Floor – 2 living rooms, kitchen

1st Floor – 3 bedrooms, bathroom/wc.

Floor area 100 sq.m.



Inter war semi-detached house (modernised)

Semi-detached house, single fronted with 2 bay windows; built mid 1930s; front and rear gardens; single car garage.

Modernisation includes rewiring, full central heating and modern fittings in the kitchen and bathroom/wc.

Ground Floor – 2 living rooms, kitchen

1st Floor – 3 bedrooms, bathroom/wc.

Floor area 95 sq.m.



Post 1960 semi-detached house

Semi-detached house, single fronted; built early 1960s; full central heating; front and rear gardens; single car garage.

Ground Floor – living room/dining room, kitchen, wc

1st Floor – 3 bedrooms, bathroom/wc.

Floor area 95 sq.m.



Post 1960 detached house

Detached house on a good estate, built in 1960s; full central heating; good sized front and rear gardens; double garage.

Ground Floor – 2/3 living rooms, kitchen, wc

1st Floor – 4 bedrooms, bathroom/wc.

Floor area 160 sq.m.



Post 1960 flat in 3 (or more) storey block

First floor self contained flat 3 or more storey block; built early 1960s; lift; full central heating; car parking space in communal area.

1st Floor – Living room, 2 bedrooms, kitchen, bathroom/wc.

Floor area 50 sq.m.

Floor Areas

For all those types of houses described above, the floor area shown is the reduced covered area, which is the area of the ground and first floors based on external measurements. For the flat described above, the floor area shown is the effective floor area, which is the floor area of the living rooms, bedrooms, kitchen and bathroom/wc and excludes the hallway area.

Indicative house values with vacant possession

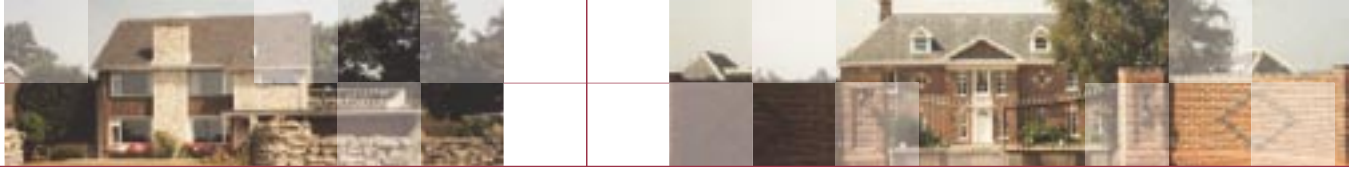
These valuations are for the specific property types assuming an average location within the named town or city. The figures are not comparable with the series in the earlier reports which provided a range of values for the property types covering several locations within a town or city. There is no entry when the house type is not represented in the location.

House Type Capital Value as at 1 July 2004	Pre-1919 Terraced House (modernised)	Inter-war Semi-det House (modernised)	Post-1960 Semi-detached House	Post-1960 Detached House	Post-1960 Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Eastern					
Cambridge (city)	270,000	235,000	205,000	360,000	220,000
Peterborough	120,000	150,000	135,000	250,000	90,000
Ipswich	100,000	135,000	140,000	275,000	100,000
Norwich	156,000	180,000	175,000	305,000	112,000
Bedford	160,000	180,000	175,000	290,000	120,000
Luton	130,000	185,000	175,000	285,000	110,000
Stevenage	170,000	200,000	185,000	350,000	120,000
St Albans	300,000	340,000	265,000	540,000	175,000
Chelmsford	180,000	245,000	200,000	360,000	120,000
Colchester	165,000	185,000	160,000	325,000	110,000
Great Yarmouth	82,000	150,000	125,000	220,000	78,000
Kings Lynn	87,500	120,000	115,000	248,000	77,000
East Midlands					
Lincoln	80,000	120,000	125,000	220,000	85,000
Mansfield	70,000	120,000	100,000	210,000	60,000
Nottingham	79,000	135,500	131,500	266,000	69,000
Derby	75,000	140,000	135,000	255,000	67,500
Leicester	120,000	130,000	115,000	235,000	67,500
Northampton	137,500	150,000	150,000	290,000	120,000
Loughborough	105,000	130,000	125,000	275,000	70,000
Chesterfield	67,500	115,000	115,000	250,000	60,000
Buxton	130,000	175,000	170,000	300,000	115,000
Market Harborough	130,000	160,000	150,000	290,000	85,000
Grantham	100,000	130,000	135,000	230,000	85,000
Worksop	72,500	120,000	115,000	220,000	55,000
North East					
Newcastle (Heaton)	140,000	184,000	175,000	300,000	120,000
Morpeth	120,000	200,000	175,000	300,000	90,000
Sunderland	125,000	170,000	160,000	265,000	90,000
Middlesbrough	55,000	115,000	120,000	200,000	75,000
Durham	198,000	187,000	145,000	360,000	74,000
Darlington	70,000	160,000	135,000	215,000	90,000
Berwick on Tweed	80,000	105,000	100,000	275,000	70,000

Housing market



House Type Capital Value as at 1 July 2004	Pre-1919 Terraced House (modernised)	Inter-war Semi-det House (modernised)	Post-1960 Semi-detached House	Post-1960 Detached House	Post-1960 Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
North West					
Bolton	82,000	135,000	111,000	215,000	57,000
Manchester (Didsbury)	210,000	185,000	180,000	320,000	120,000
Rochdale (Spotland))	70,000	105,000	102,000	240,000	66,000
Salford	69,000	105,000	120,000	190,000	99,000
Trafford	110,000	120,000	135,000	220,000	88,000
Stockport	107,000	162,000	180,000	250,000	99,000
Blackburn	65,000	120,000	100,000	190,000	57,750
Clitheroe	100,000	150,000	130,000	265,000	75,000
Lancaster	112,500	127,000	120,000	245,000	
Preston	75,000	140,000	115,000	220,000	75,000
Chester	115,000	180,000	150,000	270,000	95,000
Crewe	90,000	150,000	120,000	225,000	75,000
Macclesfield	140,000	180,000	175,000	325,000	110,000
Warrington	84,000	124,000	129,000	288,000	72,000
Wigan	80,000	130,000	112,000	265,000	60,000
Kendal	150,000	210,000	190,000	310,000	
Carlisle	125,000	150,000	145,000	295,000	95,000
Barrow	70,000	130,000	125,000	245,000	
Liverpool	104,000	163,000	145,000	270,000	105,000
Southport	90,000	126,000	120,000	270,000	99,000
South East					
Brighton & Hove	215,000	220,000	215,000	400,000	170,000
Eastbourne	150,000	185,000	160,000	305,000	130,000
Folkestone	137,500	192,500	155,000	310,000	105,000
Gillingham	110,000	190,000	184,000	315,000	100,000
Tunbridge Wells	205,000	252,000	240,000	430,000	160,000
Guildford	245,000	250,000	225,000	400,000	170,000
Redhill/Reigate	258,000	285,000	250,000	525,000	182,000
Worthing	165,000	195,000	185,000	280,000	135,000
Aylesbury	150,000	225,000	205,000	335,000	100,000
Oxford	230,000	240,000	220,000	430,000	220,000
Reading	170,000	190,000	190,000	325,000	135,000
Basingstoke	178,500	194,000	194,000	336,000	125,000
Portsmouth	115,000	180,000	168,000	290,000	110,000
Southampton	150,000	170,000	168,000	290,000	128,000
Newport (IOW)	125,000	170,000	160,000	270,000	115,000
South West					
Bournemouth/Poole	150,000	170,000	175,000	310,000	160,000
Weymouth	135,000	155,000	160,000	270,000	125,000
Exeter	138,000	200,000	176,000	291,500	99,500
Barnstaple	115,000	152,000	148,500	249,500	93,500
Plymouth	109,000	157,500	154,000	275,000	100,000
Penzance	125,000	145,000	150,000	240,000	105,000
St. Austell	120,000	150,000	150,000	235,000	100,000
Taunton	140,000	167,250	148,250	273,500	101,000
Bath	215,000	269,000	258,000	430,000	140,000
Bristol (Centre/St Pauls)	134,500	161,500	150,500		129,000
Gloucester	120,000	165,000	165,000	315,000	95,000
Swindon	125,000	170,000	150,000	270,000	100,000



House Type Capital Value as at 1 July 2004	Pre-1919 Terraced House (modernised)	Inter-war Semi-det House (modernised)	Post-1960 Semi-detached House	Post-1960 Detached House	Post-1960 Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Wales					
Cardiff	175,000	245,000	190,000	325,000	115,000
Carmarthen	90,000	123,500	112,500	222,500	75,000
Merthyr Tydfil	75,000	92,500	100,000	210,000	48,000
Bridgend	105,000	135,000	120,000	250,000	75,000
Swansea	100,000	155,000	150,000	280,000	155,000
Colwyn	93,250	142,500	142,500	250,000	92,750
Newport	100,000	160,000	145,000	250,000	70,000
Wrexham	100,000	142,500	150,000	325,000	90,000
West Midlands					
Birmingham (south)	95,000	130,000	124,000	180,000	75,000
Coventry	78,000	124,500	147,500	320,000	102,000
Sandwell	80,000	113,000	108,000	195,000	68,000
Wolverhampton	80,000	110,000	105,000	225,000	80,000
Lichfield	150,000	160,000	150,000	280,000	120,000
Shrewsbury	140,000	180,000	160,000	275,000	75,000
Stoke-on-Trent	50,000	100,000	95,000	190,000	65,000
Leamington Spa	235,500	186,500	201,500	329,000	137,000
Worcester	142,500	177,500	167,500	290,000	110,000
Kidderminster	85,000	123,500	120,000	220,000	85,000
Yorkshire and the Humber					
Harrogate	152,000	235,000	185,000	375,000	135,000
York	155,000	180,000	165,000	275,000	120,000
Bradford	85,000	105,000	105,000	215,000	70,000
Huddersfield	85,000	122,000	125,000	225,000	92,000
Leeds (Bramley)	100,000	100,000	92,500	215,000	75,000
Doncaster	68,000	150,000	140,000	240,000	75,000
Grimsby	57,500	105,000	110,000	210,000	67,500
Beverley	110,000	130,000	140,000	250,000	90,000
Hull	75,000	125,000	130,000	235,000	75,000
Bridlington	85,000	115,000	120,000	220,000	65,000
Sheffield	115,000	140,000	123,000	225,000	85,000
Inner London					
Tower Hamlets	330,000				175,000
Newham	190,000	195,000			125,000
Camden	410,000				267,500
Hackney	245,000	325,000			170,000
Lewisham	200,000	245,000	225,000	395,000	160,000
Rotherhithe	260,000	240,000	225,000	320,000	170,000
Hammersmith	445,000	375,000	385,000		265,000
Islington	350,000	355,000			205,000
City of London (Barbican)					335,000
Westminster(South)	1,025,000	900,000			435,000

Housing market

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Location	£	£	£	£	£
Outer London					
Romford	165,000	235,000	210,000	370,000	165,000
Redbridge	210,000	280,000	230,000	380,000	165,000
Enfield	270,000	350,000	335,000	460,000	206,000
Ealing	190,000	260,000	230,000	430,000	150,000
Harrow	200,000	275,000	260,000	410,000	165,000
Bromley	205,000	270,000	240,000	425,000	175,000
Merton (Wimbledon)	350,000	265,000	235,000	640,000	250,000
Scotland					
Inverness	125,000	131,000	112,000	202,000	87,500
Aberdeen	192,000	220,000	200,000	290,000	120,000
Fort William	84,000	119,000	106,000	131,000	56,000
Oban	110,000	120,000	120,000	225,000	90,000
Dundee	80,000	100,000	80,000	135,000	60,000
Dunfermline	105,000	125,000	105,000	260,000	75,000
Edinburgh	210,000	230,000	165,000	310,000	107,500
Glasgow (Hyndland)	225,000	275,000	235,000	525,000	175,000
Glasgow(Bearsden)	190,000	190,000	170,000	380,000	150,000
Hamilton	87,000	105,000	95,000	200,000	80,000
Ayr	95,000	145,000	100,000	240,000	97,000
Dumfries	95,000	135,000	92,000	175,000	55,000
Stranraer	75,000	110,000	80,000	135,000	45,000
Stornoway	65,000	77,000	70,000	110,000	50,000
Northern Ireland					
Belfast	102,000	132,000	122,000	250,000	87,000
Lisburn	83,000	110,000	110,000	180,000	90,000
Craigavon	55,000	78,000	80,000	140,000	48,000
Londonderry	71,000	87,000	90,000	184,000	
Omagh	64,000	82,500	85,000	150,000	
Ballymena	65,000	80,000	88,000	127,000	60,000