

Housing

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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.

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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.

EASTERN					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Cambridge (city)	275,000	245,000	215,000	410,000	220,000
Peterborough	120,000	150,000	135,000	245,000	95,000
Ipswich	105,000	135,000	145,000	275,000	125,000
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	190,000	175,000	300,000	105,000
Stevenage	175,000	200,000	190,000	370,000	120,000
St Albans	300,000	330,000	260,000	575,000	190,000
Chelmsford	205,000	250,000	190,000	380,000	120,000
Colchester	180,000	190,000	165,000	310,000	105,000
Great Yarmouth	82,000	150,000	125,000	220,000	78,000
Kings Lynn	87,500	120,000	115,000	248,000	77,000

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EAST MIDLANDS					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Lincoln	100,000	135,000	135,000	220,000	92,500
Mansfield	72,500	123,500	105,000	216,000	62,000
Nottingham	85,000	135,000	131,500	265,000	75,000
Derby	87,500	155,000	140,000	270,000	80,000
Leicester	130,000	150,000	140,000	270,000	90,000
Northampton	155,000	165,500	165,000	300,000	125,000
Loughborough	130,000	160,000	160,000	300,000	95,000
Chesterfield	85,000	125,000	125,000	265,000	65,000
Buxton	125,000	175,000	170,000	300,000	120,000
Market Harborough	130,000	175,000	185,000	315,000	110,000
Grantham	105,000	140,000	140,000	240,000	100,000
Worksop	75,000	125,000	115,000	225,000	62,500

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NORTH EAST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Newcastle (Heaton)	165,000	185,000	180,000	350,000	145,000
Morpeth	160,000	220,000	180,000	320,000	190,000
Sunderland	155,000	190,000	170,000	295,000	110,000
Middlesbrough	95,000	140,000	140,000	250,000	100,000
Durham	230,000	225,000	155,000	380,000	86,000
Darlington	80,000	175,000	175,000	250,000	100,000
Berwick on Tweed	115,000	150,000	120,000	240,000	70,000

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NORTH WEST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Bolton	97,000	170,000	145,000	285,000	75,000
Manchester					

(Didsbury)	230,000	227,000	201,000	335,000	150,000
Rochdale (Spotland))	85,000	150,000	150,000	275,000	75,000
Salford	92,000	140,000	170,000	320,000	90,000
Trafford	140,000	150,000	160,000	280,000	115,000
Stockport	140,000	205,000	195,000	300,000	120,000
Blackburn	84,000	150,000	130,000	240,000	80,000
Clitheroe	125,000	180,000	160,000	315,000	110,000
Lancaster	128,500	145,000	150,000	265,000	
Preston	105,000	190,000	160,000	250,000	90,000
Chester	140,000	195,000	165,000	300,000	110,000
Crewe	110,000	168,000	135,000	245,000	90,000
Macclesfield	165,000	190,000	185,000	350,000	125,000
Warrington	120,000	150,000	140,000	315,000	85,000
Wigan	100,000	189,000	157,000	294,000	70,000
Kendal	170,000	220,000	200,000	325,000	
Carlisle	140,000	167,500	150,000	300,000	117,500
Barrow	80,000	145,000	140,000	245,000	
Liverpool	120,000	180,000	160,000	295,000	100,000
Southport	120,000	160,000	147,500	290,000	112,000

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SOUTH EAST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Brighton & Hove	220,000	230,000	210,000	400,000	165,000
Eastbourne	160,000	200,000	190,000	340,000	110,000
Folkestone	150,000	200,000	165,000	320,000	120,000
Gillingham	120,000	195,000	190,000	315,000	110,000
Tunbridge Wells	210,000	255,000	245,000	430,000	170,000
Guildford	245,000	240,000	220,000	390,000	165,000
Redhill/Reigate	236,000	280,000	226,000	485,000	165,000
Worthing	160,000	190,000	180,000	260,000	130,000
Aylesbury	150,000	225,000	210,000	335,000	95,000
Oxford	240,000	250,000	230,000	430,000	225,000
Reading	175,000	195,000	185,000	325,000	135,000
Basingstoke	195,000	225,000	210,000	345,000	135,000
Portsmouth	130,000	182,000	177,000	310,000	140,000
Southampton	158,000	195,000	168,000	320,000	160,000
Newport (IOW)	137,000	170,000	180,000	275,000	120,000

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SOUTH WEST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Bournemouth/Poole	150,000	170,000	175,000	325,000	160,000
Weymouth	140,000	155,000	160,000	270,000	125,000
Exeter	155,000	210,000	185,000	310,000	105,000
Barnstaple	125,000	165,000	165,000	265,000	100,000
Plymouth	125,000	165,000	170,000	300,000	110,000
Penzance	145,000	160,000	170,000	270,000	125,000
St.Austell	135,000	170,000	165,000	270,000	125,000
Taunton	150,000	180,000	165,500	283,000	108,000
Bath	220,000	275,000	264,000	440,000	143,000
Bristol (Centre/St Pauls)	137,500	165,000	154,000		132,000
Gloucester	120,000	165,000	165,000	330,000	120,000
Swindon	130,000	180,000	150,000	285,000	100,000

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WALES					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Cardiff	160,000	240,000	210,000	335,000	120,000
Carmarthen	105,000	140,000	135,000	245,000	75,000
Merthyr Tydfil	95,000	130,000	130,000	255,000	60,000
Bridgend	125,000	160,000	145,000	265,000	85,000
Swansea	112,000	170,000	165,000	310,000	130,000
Colwyn	105,000	163,000	163,000	290,000	100,000
Newport	110,000	180,000	160,000	280,000	95,000
Wrexham	105,000	150,000	160,000	340,000	95,000

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WEST MIDLANDS					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£

Birmingham (south)	120,000	160,000	155,000	230,000	105,000
Coventry	90,000	135,000	160,000	340,000	110,000
Sandwell	95,000	120,000	120,000	195,000	80,000
Wolverhampton	82,500	117,500	109,000	256,000	109,000
Lichfield	170,000	170,000	167,500	310,000	130,000
Shrewsbury	160,000	200,000	160,000	280,000	90,000
Stoke-on-Trent	62,000	105,000	95,000	200,000	72,500
Leamington Spa	250,000	200,000	210,000	375,000	145,000
Worcester	145,000	180,000	170,000	295,000	112,000
Kidderminster	103,000	145,000	147,000	237,000	92,000

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YORKSHIRE AND THE HUMBER					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Harrogate	150,000	250,000	175,000	385,000	140,000
York	185,000	230,000	185,000	310,000	145,000
Bradford	90,000	125,000	120,000	240,000	65,000
Huddersfield	94,500	135,000	139,000	249,500	102,000
Leeds (Bramley)	120,000	130,000	115,000	225,000	80,000
Doncaster	80,000	135,000	135,000	240,000	70,000
Grimsby	70,000	115,000	125,000	200,000	75,000
Beverley	120,000	140,000	158,000	265,000	95,000
Hull	80,000	130,000	135,000	200,000	60,000
Bridlington	95,000	140,000	150,000	250,000	75,000
Sheffield	110,000	130,000	120,000	235,000	65,000

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INNER LONDON					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Tower Hamlets	325,000				185,000
Newham	205,000	210,000			140,000
Camden	390,000				255,000
Hackney	245,000	325,000			175,000
Lewisham	220,000	255,000	225,000	410,000	160,000
Rotherhithe	275,000	240,000	225,000	320,000	175,000

Hammersmith	465,000	395,000	405,000		290,000
Islington	360,000	355,000			205,000
City of London (Barbican)					345,000
Westminster(South)	1,050,000	915,000			445,000

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OUTER LONDON					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£ from	£ from	£ from	£ from	£ from
Romford	182,500	270,000	240,000	390,000	155,000
Redbridge	220,000	280,000	230,000	400,000	165,000
Enfield	175,000	300,000	325,000	470,000	180,000
Ealing	200,000	265,000	250,000	430,000	170,000
Harrow	230,000	300,000	270,000	450,000	180,000
Bromley	220,000	280,000	245,000	455,000	175,000
Merton (Wimbledon)	370,000	285,000	250,000	665,000	255,000

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SCOTLAND					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Inverness	147,000	160,000	135,000	245,000	105,000
Aberdeen	250,000	255,000	220,000	395,000	185,000
Fort William	107,000	163,000	141,000	205,000	89,000
Oban	143,000	165,000	165,000	270,000	120,000
Dundee	120,000	145,000	115,000	140,000	90,000
Dunfermline	140,000	145,000	120,000	295,000	90,000
Edinburgh	230,000	250,000	180,000	350,000	140,000
Glasgow (Hyndland)	325,000	275,000	235,000	525,000	200,000
Glasgow(Bearsden)	215,000	230,000	180,000	410,000	160,000
Hamilton	116,000	165,000	130,000	265,000	120,000
Ayr	120,000	150,000	120,000	260,000	110,000
Dumfries	100,000	142,000	105,000	183,000	63,000
Stranraer	86,000	115,000	92,000	140,000	51,000
Stornoway	80,500	96,000	82,500	136,500	62,500

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NORTHERN IRELAND

House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2006	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Belfast	115,000	150,000	145,000	270,000	100,000
Lisburn	85,000	115,000	115,000	190,000	100,000
Craigavon	65,000	90,000	95,000	165,000	65,000
Londonderry	95,000	110,000	120,000	250,000	75,000
Omagh	90,000	105,000	115,000	210,000	60,000
Ballymena	80,000	90,000	100,000	140,000	65,000

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