

# Housing market



## 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 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Cambridge (city)	270000	245000	205000	400000	220000
Peterborough	120000	150000	135000	250000	95000
Ipswich	105000	140000	145000	270000	110000
Norwich	156000	180000	175000	305000	112000
Bedford	160000	180000	175000	290000	120000
Luton	135000	195000	175000	300000	110000
Stevenage	175000	200000	190000	375000	125000
St Albans	300000	340000	265000	575000	190000
Chelmsford	190000	240000	200000	360000	125000
Colchester	165000	185000	160000	325000	110000
Great Yarmouth	82000	150000	125000	220000	78000
Kings Lynn	87500	120000	115000	248000	77000

EAST MIDLANDS					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Lincoln	110000	135000	135000	230000	95000
Mansfield	72500	123500	105000	216000	62000
Nottingham	85000	135500	131500	265000	75000
Derby	87500	159000	142000	270000	78000
Leicester	130000	150000	130000	270000	80000
Northampton	155000	165000	165000	300000	125000
Loughborough	120000	160000	160000	300000	90000
Chesterfield	70000	118500	118500	257500	62000
Buxton	130000	175000	170000	300000	120000
Market Harborough	140000	180000	180000	300000	110000
Grantham	105000	145000	140000	245000	95000
Worksop	75000	123500	118500	226500	56750



<b>NORTH EAST</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Newcastle (Heaton)	165000	185000	180000	300000	145000
Morpeth	150000	180000	180000	275000	120000
Sunderland	150000	180000	165000	275000	95000
Middlesbrough	85000	140000	150000	240000	100000
Durham	230000	225000	150000	380000	84000
Darlington	80000	175000	170000	250000	100000
Berwick on Tweed	115000	110000	120000	200000	70000

<b>NORTH WEST</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Bolton	95000	150000	115000	255000	65000
Manchester (Didsbury)	210000	195000	195000	320000	140000
Rochdale (Spotland))	77500	140000	130000	247000	75000
Salford	75000	125000	160000	250000	87000
Trafford	115000	140000	145000	245000	100000
Stockport	125 000	180 000	200 000	300 000	95 000
Blackburn	80000	140000	130000	230000	70000
Clitheroe	105000	180000	155000	290000	95000
Lancaster	120250	145000	135000	255000	
Preston	90000	170000	145000	245000	80000
Chester	120000	190000	155000	280000	100000
Crewe	110000	165000	130000	240000	90000
Macclesfield	160000	190000	185000	360000	125000
Warrington	103000	135000	140000	315000	82000
Wigan	85000	150000	125000	285000	62000
Kendal	150000	220000	200000	320000	
Carlisle	140000	167500	150000	300000	107500
Barrow	80000	145000	140000	245000	
Liverpool	115000	178000	160000	298000	115000
Southport	95000	133000	130000	270000	107750

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SOUTH EAST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Brighton & Hove	220000	220000	215000	400000	170000
Eastbourne	165000	180000	180000	320000	120000
Folkestone	150000	195000	165000	320000	115000
Gillingham	115000	190000	185000	315000	100000
Tunbridge Wells	205000	252000	240000	430000	160000
Guildford	245000	250000	225000	400000	170000
Redhill/Reigate	235000	260000	230000	480000	160000
Worthing	160000	190000	180000	265000	125000
Aylesbury	150000	225000	205000	335000	100000
Oxford	230000	240000	220000	430000	220000
Reading	165000	185000	185000	320000	135000
Basingstoke	185000	205000	200000	336000	130000
Portsmouth	125000	190000	180000	305000	136000
Southampton	150000	185000	168000	300000	145000
Newport (IOW)	130000	175000	170000	270000	115000

SOUTH WEST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Bournemouth/Poole	150000	170000	175000	325000	160000
Weymouth	140000	157500	162500	270000	125000
Exeter	145000	210000	185000	306000	104000
Barnstaple	120000	160000	156000	262000	98000
Plymouth	120000	165000	170000	300000	110000
Penzance	140000	160000	165000	270000	120000
St.Austell	140000	180000	165000	255000	120000
Taunton	145000	190000	173000	300000	130000
Bath	220000	275000	264000	440000	143000
Bristol (Centre/St Pauls)	137500	165000	154000		132000
Gloucester	120000	165000	165000	315000	95000
Swindon	125000	180000	150000	270000	100000



<b>WALES</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Cardiff	185000	245000	190000	325000	120000
Carmarthen	100000	132500	125000	245000	75000
Merthyr Tydfil	85000	115000	120000	240000	48000
Bridgend	110000	155000	120000	260000	75000
Swansea	110000	170000	165000	310000	170000
Colwyn	100000	155000	155000	275000	97500
Newport	105000	175000	155000	275000	85000
Wrexham	110000	155000	165000	357500	100000

<b>WEST MIDLANDS</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Birmingham (south)	100000	137000	130000	190000	78000
Coventry	90000	135000	160000	340000	110000
Sandwell	82000	115000	110000	199000	69000
Wolverhampton	80000	120000	110000	260000	100000
Lichfield	170000	170000	160000	295000	125000
Shrewsbury	160000	190000	165000	275000	80000
Stoke-on-Trent	55000	102500	95000	195000	67500
Leamington Spa	250000	200000	210000	375000	145000
Worcester	145000	180000	170000	295000	110000
Kidderminster	90000	135000	130000	230000	87500

<b>YORKSHIRE AND THE HUMBER</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Harrogate	145000	250000	175000	385000	150000
York	180000	200000	175000	295000	135000
Bradford	90000	112500	115000	230000	80000
Huddersfield	91000	130000	134000	240000	98000
Leeds (Bramley)	105000	110000	100000	225000	80000
Doncaster	75000	135000	135000	230000	70000
Grimsby	65000	115000	120000	185000	70000
Beverly	110000	140000	145000	265000	80000
Hull	75000	120000	120000	180000	60000
Bridlington	87500	125000	130000	230000	65000
Sheffield	110000	130000	120000	215000	80000

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INNER LONDON					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Tower Hamlets	335000				185000
Newham	200000	207500			135000
Camden	390000				255000
Hackney	245000	325000			170000
Lewisham	205000	245000	225000	395000	165000
Rotherhithe	270000	240000	225000	320000	170000
Hammersmith	420000	355000	365000		260000
Islington	350000	285000			200000
City of London (Barbican)					340000
Westminster(South)	1025000	900000			435000

OUTER LONDON					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	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	172500	255000	220000	370000	155000
Redbridge	210000	280000	230000	400000	165000
Enfield	275000	350000	335000	470000	180000
Ealing	190000	275000	235000	440000	150000
Harrow	220000	290000	270000	420000	170000
Bromley	205000	270000	240000	425000	180000
Merton (Wimbledon)	360000	285000	245000	650000	255000



<b>SCOTLAND</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Inverness	137500	145000	125000	225000	98000
Aberdeen	200000	230000	210000	305000	125000
Fort William	97000	137000	122000	151000	65000
Oban	120000	135000	135000	240000	100000
Dundee	95000	120000	90000	140000	70000
Dunfermline	110000	125000	105000	260000	80000
Edinburgh	220000	240000	172500	340000	122500
Glasgow (Hyndland)	325000	275000	235000	525000	200000
Glasgow(Bearsden)	210000	210000	170000	400000	150000
Hamilton	105000	120000	115000	250000	100000
Ayr	110000	145000	105000	250000	100000
Dumfries	98000	142000	100000	183000	60000
Stranraer	82000	115000	88000	140000	49000
Stornoway	78000	92500	80000	132000	60000

<b>NORTHERN IRELAND</b>					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2005	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Belfast	104000	135000	126000	260000	95000
Lisburn	80000	110000	110000	190000	100000
Craigavon	58000	83000	86000	147000	51000
Londonderry	72500	87000	95000	190000	75000
Omagh	70000	85000	95000	185000	50000
Ballymena	68000	82000	90000	129000	60000