the housing market

ENGLAND AND WALES
OVERVIEW

The regime of low inflation of recent years has revealed the more dynamic and sophisticated nature of the residential property market, characteristics that tended to be obscured by the high levels of general inflation experienced in earlier decades. Changing social trends and increasing prosperity has resulted in later generations' not wishing to remain in the housing that was deemed suitable for their parents. This can be perceived in the greater demand for new rather than second hand housing and the decline in popularity of former local authority owned dwellings and older terraced housing. Static or even falling values for the latter often contrast with rising values for other categories of housing within the same urban area.

In general, the tenor of reports received from District Valuers indicate that the housing market is taking a respite from the heady increases in values and frenetic activity of the recent past. The average value of a house is now £106,350, an increase of 4.9% from the previous report.

A common theme throughout many of the reports is the renaissance in city centre living. High density schemes for the development of flats in city centres, often on brownfield sites, are becoming very popular, and the prices often match the high demand. In contrast, second hand flats have declined in popularity for understandable reasons in view of their dated specification and increasingly burdensome maintenance charges.

Nevertheless, there are now signs that current levels of value are becoming beyond the reach of first time buyers and a reduction in new entrants to the market is likely to have a stagnating effect on values. Current worries about a surplus of supply in the buy-to-let market might create a reduction in demand from investment purchasers.

The generally stable economic conditions and the relatively low levels of unemployment are factors that tend to underpin the market as a whole. In all, a more subdued but nevertheless generally buoyant market is envisaged for the remainder of 2001.

EAST OF ENGLAND

In Cambridge there is now evidence of a levelling off in values at the upper ends of the ranges although the values of more modestly priced properties are still rising, particularly for new properties. There is increasing demand for smaller units of accommodation and the University is in the process of building a new development of flats for university staff near the railway station. An application for redeveloping the Brooklands Avenue site close to the Botanic Gardens in the centre of the city is currently being made. This will include luxury town houses and flats as well as a new office block for displaced government departments. The city is now widely perceived as being too expensive for first time buyers and there is accordingly more activity in the surrounding areas in this sector.

There is evidence that the peak may have been reached in Peterborough with prices levelling off at the top end of the ranges. However, there is still upward pressure on the values of new properties.

In Ipswich the market for new houses is perceived to be quite strong with the new development on the site of the former Ipswich Airport site now well underway. Overall, the number of transactions for new dwellings remains fairly consistent in the Ipswich area but prices have shown an increase over the past few months, in the autumn period particularly, but with some evidence of further momentum over the past few weeks. The second-hand market has shown a reduction in the number of transactions compared with a similar period last year but prices are higher than six months ago with strong growth in the autumn particularly and again with some evidence of this continuing in the spring.

Norwich has continued to show small rises in all sectors of the residential market over the last six months. This has been coupled with an increased demand to live within the city centre following the success of the Riverside development. Consequently, with clean sites being in short supply, there have been moves towards building upon some of the many 'brown-field' sites now available. Prime examples of such schemes include the conversion of the Little Bethel and St Andrews hospitals and the forthcoming redevelopment of the main Norfolk and Norwich hospital site by Beazer Homes. This has also resulted in a resurgence in popularity of nearby areas of traditional housing.

House prices in Luton and Bedford have remained stable since mid 2000. Local Agents report that more properties are coming onto the market and this greater choice means that properties have to be priced realistically.

After significant increases across the board in early 2000 prices in Stevenage have remained steady during the past six months. Similarly in St Albans, the market has remained stable for the past six months. Local agents are of the opinion that despite the low mortgage interest rates, house prices cannot increase significantly in this area as the earnings to house price ratio cannot increase much further.

In Chelmsford low interest rates together with a greater supply of housing have produced a balanced market within the last six months. In Colchester the market has been very quiet since October and 2000 is perceived to have been a poor year for properties at the top end of the market.

EAST MIDLANDS

The property market in favoured parts of Nottingham is active but in less favoured areas is static. There is a static market for properties in the £250,000 to £350,000 range possibly an influence of the levels of stamp duty. In Mansfield semi-detached modernised properties appear to be selling well. However the market for smaller terraced house appears to be static with first time purchasers probably leap-frogging these properties.

Derby's housing market is still buoyant and prices continue to move upwards but not at the same rate as last year. Overall the local housing market seems to be in a more stable mode at present with relatively modest increases across the board except in favoured locations which still show healthy increases.

The end of last year saw a "turnaround" in the housing market in Northampton and the high demand and rising prices seen at the start of the year have now subsided. There are now more properties coming onto the market to meet the demand and the rate of house price inflation has slowed down. The economic climate remains stable with continuing falls in unemployment and interest rates holding steady. The market has eased, but the more desirable properties still sell fast.

There are more town centre projects emerging following the conversion of Northamptonshire County Council's head office, Northampton House. This 14 storey former office block has been converted into 187 luxury (mostly two bed) apartments with a private health suite and swimming pool. Other proposed schemes include town centre factory conversions such as Eaton House, Clare Street, Northampton which provides seven flats, four mews houses and one town house. The Gaiter and Spat shoe factory in Ethel Street, Northampton will become twelve apartments due for completion in August/September 2001.

Brockhall Hall between Daventry and Northampton (and possibly the county's smallest hamlet) has been redeveloped to provide seven spacious apartments in 13 acres of woodland (near Junction 16 M1). The Hall is a Grade II listed Jacobean and Tudor mansion. The Georgian stable block has been converted to six units, the mews into three houses and there are also two semi-detached coach houses to follow.

NORTH EAST

Property in the more select areas of Newcastle continues to be in demand especially at the upper end of the market where supply is limited although the general level would appear to be fairly static. Developments of flats in the prime areas continue to prove very popular and developers have been very active in this sector.

There are a number of sites in the Gosforth District under construction, including Collingwood Mews, being developed by Adamson, which will comprise 34 two bed apartments with secure underground parking, to be marketed at prices from £97,500 to £123,000. The Hawthorns, being developed by Priory & Morrison Homes, will comprise 26 two bed luxury apartments with secure parking with prices from £149,000 to £195,000.

Bryant Homes are nearing completion of the final phase of their 22 hectare site at Haydon Grange / Dalesford Green, Little Benton, comprising three and four bed detached houses with prices from £110,000 to £208,000. The former Lemington Hospital site located on the western fringe of Newcastle has been acquired by Barratt Homes. The development, known as Orchard Rise, will comprise 34 houses with a mix of three bed semi-detached houses with prices from £67,500 and four bed detached at £124,500. Mclean Homes are developing a site adjacent Benfield Road School, Newcastle. Known as The Greens the development comprises 44 four bed detached houses with prices from £105,000 to £150,000

Housing prices in Northumberland have generally shown an increase over the last six months, although transaction numbers have fallen slightly. In Morpeth local agents still report a shortage of properties for sale and strong demand for new properties on the market.

In Sunderland prices have continued to rise for both new and second-hand dwellings during the period of this report, and with the recent fall in mortgage interest rates this trend is expected to continue. The demand is still greatest in superior locations where properties continue to sell quickly. In the poorer areas properties can often prove difficult to sell with supply usually exceeding demand, which keeps prices down. Prices in the Sunderland area tend to be slightly lower than similar properties in the Gateshead and South Tyneside areas.

Prices are still rising slightly in Durham apart from the market in inter-war semi-detached houses which still remains fairly static. However, Durham city centre, where prices continue to rise rapidly, presents an exception to the general picture.

NORTH WEST AND MERSEYSIDE

In Liverpool local agents report a mixed view depending on which part of the city they are situated. In the better parts of the city (south) the market is said to be very buoyant with asking prices being achieved without much, if any, negotiations (except run-down properties). In the catchment areas for the better schools, offers are being made above the asking price. All housing types are sought after and many are sold within days. Second-hand flats sell but take longer with three months being typical. Drawbacks with these are seen as lack of any real improvements in the many electric and warm air heating systems and high and increasing maintenance charges also put off purchasers. However, there are not many flats on the market.

In the more average areas (east) asking prices are achieved for the more traditional properties such as inter-war semi-detached and better located terraced houses. Sales of former local authority housing are slow. In the mainly terraced areas these types only sell if modernised up to around £50,000 and many in the sub-£30,000 range are sold to speculators. First time buyers in these areas are able to spend more than £40,000. Prices for terraced houses have been fairly static whilst the market in semi-detached houses is more buoyant in this type of location.

In the north of the city where the predominant house style is terraced such properties again only sell if fully modernised and central heating is a must. Purchasers would rather fund a larger mortgage initially rather than try to raise the money later to carry out improvements. Sales evidence tends to confirm particularly that inter-war semi-detached house prices are increasing whilst the prices of terraced houses are more static. New property prices continue to increase but few developments of any size exist outside the general city centre.

City centre developments proceed apace. A summary by Liverpool City Council development team shows many projects under way or anticipated. One of note is the large "Rope Walks" development which is improving a former warehouse/commercial area to mixed residential and commercial/leisure uses.

The former Collegiate School, an attractive pre-1900 building empty for many years, is being developed as 95 apartments. Prices £81,000-£360,000. Situated about one mile from the centre, this is the first development of this type outside the immediate city area. Another property in Hatton Garden L3 has been developed as 115 luxury apartments. An innovative feature of this development for the Liverpool area is that they are being marketed at £115-£120 per square foot and £170 per square foot for penthouses. Secure under-cover parking is an additional £9,500 per space.

In Warrington house prices over the period of this report have risen more slowly with those of new properties exceeding those of second-hand dwellings once again. The summer months were the busiest period for the volume of transactions. Prices in south Warrington are still rising with a Roland Bardsley estate advertising four and five bed houses for up to £375,000. Other areas of Warrington such as Great Sankey advertise four bed houses at £150,000 to £200,000. Countryside Houses have started development of the Winwick Hospital site and are marketing houses at up to £325,000.

Once more a lack of land for development in Southport has resulted in few new schemes and prices are rising as a consequence. This is less so for flats where a number of schemes are in the process of development. Second-hand property values are also rising especially in the more desirable outskirts whilst poorer or inner-town

dwellings are not rising as much.

The market for new property in Manchester is strong, with increased prices and increased activity. More modest increases are evident in the second-hand market. In Wigan the number of transactions has increased since the last reporting period for both new and second-hand properties yet despite such increased activity, price remain flat. In Stockport the market has remained buoyant during the period of this report with a steady growth in values.

In Bolton a static market prevails with little house price inflation and similarly in Rochdale, despite an increase in market activity, the second-hand market has not shown any increase in prices although prices for new dwellings continue to climb slowly.

The market for new and nearly new dwellings is quite buoyant across East Lancashire. Properties more than ten years old are not as sought after partly because of the increasing level of supply in the new and nearly new market. The fairly recent improvement in the local road network has given a boost to the East Lancashire economy and this has resulted in demand for new dwellings across the area. The second hand market is patchy but generally prices are on an upward path.

In Lancaster the greatest activity in the current market is concentrated on several brownfield redevelopment sites at St George's quay warehouses and the Standen Park former hospital site, transforming often derelict sites into award winning conversions. A large estate development by Beazer Homes is currently near completion at Highgrove, Ashton Road, Lancaster, and aims to satisfy the growing demand for new-build rather than for more dated 1960s to 1970s stock. However, local agents comment on the shortage of good quality second-hand stock which is in turn pushing up the prices notably in the modernised three bedroom terraced and semi-detached sectors. Owners are reluctant to sell unless at or very close to the asking price with expectations continuing to run high. A sector of the second-hand market also showing evidence of strong demand is the purchase of stock for 'investment and occupation' by parents of the City's University students.

The market in Preston has risen by about 5% over the past six months across the entire range although price movement has been more noticeable in the middle sector comprising modernised 1930s semi-detached and 1960s four bed detached. Location continues to be significant and in the better areas demand exceeds supply with a noticeable shift in prices. The local economy is strong and prices are likely to continue upwards given the present confidence in the market.

In Chester the second-hand market remains buoyant, with surprising increases in values. Estate Agents report demand outstripping supply, especially for the first time buyers' market, typically at prices between £50 000 and £70 000. New developments are still coming on stream, mainly high density developments of flats and town houses close to the city centre. An example is Duchess Place, a development by Bellway Homes on the site of a former garage and showroom in Victoria Road, where two bed flats are available at £103,950 with three and four bedroom houses at between £113,950 and £159,950.

Town centre terraced property still struggles to find buyers in Barrow in Furness but semi-detached and detached houses are selling readily with prices increasing gently. The final phase of the Holbeck development is well underway and the ground works have commenced on the former Roose Hospital site in Barrow in Furness. In Kendal the Low Sparrowmire and Oxenholme Road developments, 7.6 and 7 hectares respectively, are progressing steadily.

SOUTH EAST

The market in Folkestone was generally quiet before New Year. However, early signs are that agents are pushing up asking prices for the spring with some success. The situation is again complicated by the relatively few properties coming onto the market.

In Gillingham the housing market remained generally quiet in the summer and early autumn but towards the end of the year prices began to move upwards probably representing a shortage of the supply of all types of suitable properties except flats. Bungalows appear to be particularly in demand. With signs that the local economy is slowing it is anticipated that any significant price rises will not be sustained well into the present year.

After the frantic activity in the housing market in Tunbridge Wells in the first half of 2000 the second half was generally quiet with prices levelling off and the numbers of transactions falling rapidly from July onwards. Towards the end of the year there were signs of a revival in market activity with local agents complaining of a shortage of realistically priced properties particularly in the middle market and bungalows have also been very much in demand. Anticipated future interest rate cuts and the limited number of new dwellings becoming available make further prices rises across all areas quite likely for the remainder of 2001.

In Guildford second-hand houses prices were fairly static over the last six months after a healthy increase over the previous six months. In Reigate the last quarter of last year saw a weakening of demand resulting in properties, unless keenly priced or at the more desirable end of the market, selling for figures below the asking price. However, confidence has returned in 2001 and prices are once more edging up. Expectations of the spring market should maintain this trend.

The property market was relatively quiet in Worthing at the end of 2000. Early 2001 has shown signs of increased activity and modest rises in value although there remains some uncertainty with the forthcoming general election. The Nationwide and Halifax's announcement in February to reduce mortgage interest rates by some 0.75% has given rise to speculation of a mortgage interest 'war' which may fuel future price rises.

In Aylesbury the market for second hand dwellings has been fairly static over the last six months, although there is evidence of a slight increase towards the end of the period. However, the market for new dwellings has shown a steady increase throughout the whole period.

After a substantial growth in values in Reading in 1999, the year 2000 saw more modest increases. Since the Spring of 2000 the market has been level with some categories experiencing a small fall in value. However, a small uplift in value has been seen in the first part of 2001. The one category that is currently performing much better than average is flats, and in particular new town centre schemes. Lexington Crescent, along the Oxford Road, is currently being constructed and the two bed flats in the scheme are being quoted at £140,000. High specification flats in good riverside locations can achieve much higher prices, for instance, Regents Riverside at Brigham Road has only two units remaining and the asking prices are from £244,995.

In Basingstoke overall there is an adequate supply of new property and prices have risen by between 3% to 5% in the last six months although the volume of transactions has remained at the same level. There have been fewer transaction in second-hand properties and prices have remained static.

SOUTH WEST

The market in Bournemouth has been steady with modest activity and a general upward trend in values but in recent weeks activity has increased noticeably with reports of a stronger rise in prices. Dunholme Manor, a high rise development of up market flats on the East Cliff with sea views across the bay, is selling well now mostly to the retirement or second home market. At Christchurch, Prowtings are marketing a high density up-market development on the former Pontins Holiday Camp site adjacent to the Quomps, close to the river side and town centre. It is anticipated they will sell well even at the high prices sought.

In Dorchester the market appears to be steady with a modest and gentle rise in prices. At Poundbury, Prince Charles's vision of modern development on Duchy owned land in Dorchester, further releases of land are being made. It is now beginning to develop as a village in its own right with a small supermarket and market square and the prices achieved continue to exceed those of other private developments in the area.

As predicted in the last report, although values in Exeter have generally continued to rise in both the new and second-hand markets, the rate of increase has slowed and is showing signs of stabilising. Also the number of transactions for both markets has fallen in comparison with the corresponding six month period of a year ago.

Although Barnstaple values have generally continued to rise in both the new and second-hand markets, the rate of increase has slowed and is showing signs of stabilising. Also the number of transactions for both markets has fallen in comparison with the corresponding six month period of a year ago.

There is currently virtually no new build taking place in Ivybridge therefore market evidence relates to new house sales in Plymouth. Most of the development is on former MoD and NHS brown field sites. Prices for both new and second hand continue to show a steady increase in values.

In St Austell the rise in prices has generally bottomed out. There is good demand for new properties, especially at the cheaper end of the market.

The number of transactions continues to decrease in the Taunton area, with second-hand sales down 20%, and new sales down 5%, compared with the market a year ago. This reflects current problems of supply and demand in the area. New developments are all reaching completion with no further developments on stream and price increases for starter homes over the past six months has had a detrimental effect on first time buyers. There is also a shortage of bungalows and flats on the market.

In Bath the market increased across all types throughout 2000, but prices are now clearly slowing and are expected to remain static until the spring; the amount of activity reported by agents is much declined on the early winter period.

In the Bristol area values within the market are reported by agents to be static but fierce competition remains for good quality period properties in favoured locations. Speculation exists that the high prices achieved for former local authority properties in less popular locations will now start to slip and these are already proving difficult to sell, which is a marked change from the situation a year ago.

Modest price increases for both new and second-hand dwellings have been noted in Gloucester. A number of smaller housing developments are nearing completion and larger scale developments are in the pipeline for Quedgeley and Hardwicke to the south of the city.

WALES

Prices continue to rise in Cardiff in all sectors of the housing market. The rate of growth since last summer has slowed but selling agents anticipate that the pressure on prices will increase in the spring. The recent reduction in interest rates will reinforce demand and have a positive effect on prices.

Cardiff city continues to attract new employment opportunities especially in the financial sector. New estates are still being developed around the city and in Cardiff Bay. New developments at Radyr Farm offer 4 and 5 bedroom houses with asking prices from £207,000 to £360,000. There is keen interest in these developments. Cardiff Bay continues to be popular with developers and Beazer Homes is offering apartments and flats at Rimini House for prices between £79,950 and £128,950. Within the City Centre developers report strong demand for the apartments to be provided at the prime Fanum House on Queen Street and in the new mixed residential development at Churchill Way.

The housing market in Bridgend has been fairly static over the past six months. It is generally affected by the overflow from the Cardiff market with the new developments at Broadlands continuing to meet much of the demand. The recent announcement of new developments at the Ford Engine Plant will help reinforce the market. Recent press reports based on Land Registry returns offered the view that house prices in the Bridgend area had fallen. This view is not shared by local agents who report stability of demand and prices with some signs of recovery arising from a shortage of housing stock coming to the market.

However, demand within the valleys areas north of the M4 continues to remain static with prices showing only a slight upward movement generally.

Local developers report that demand for new housing remains steady with some signs of firming up of prices in Newport and the County of Monmouthshire after a static period last autumn. Second hand prices have recently shown signs of picking up having been rather static for the three month period leading up to Christmas. These markets continue to benefit from their close proximity to the strong residential markets in Cardiff and Bristol and the recent small cut in interest rates is also likely to assist market sentiment. However, certainly as far as lower value property in Newport is concerned, confidence will have been eroded by the massive job losses at Llanwern which were announced in February by Corus PLC.

However, the market for new housing in the county boroughs of Blaenau Gwent and Torfaen is likely to remain static although interest in self build remains. Second hand prices have generally remained stagnant since the autumn and local agents report no particular signs of any improvement especially at the lower end of the market.

February's announcement that the Ebbw Vale Steelworks had been scheduled for closure together with the knock on effect that will result, can only have a detrimental effect particularly in the more deprived areas of the county borough of Blaenau Gwent. No doubt

public monies will be made available to engender urban regeneration although, at best, this will have a limited effect in the short term.

It is perceived that prices have remained static in Merthyr Tydfil. Although there has been a 10% reduction in the number of transactions compared with same period twelve months ago, consumer confidence remains favourable.

New developments include Forge Mill in Ystrad Mynach which is a Westbury development comprising 74 two, three and four bedroom homes ranging up to £120,000 and a Beazer Homes development of 49 units at Preachers Gate, Blackwood with 4 bedroom detached houses between £96,000 - £110,000.

The market for improved rural country houses in Powys remains very strong. Country houses with land sell very quickly and attract a premium, especially in the border towns of Knighton, Presteigne and Hay-on-Wye. There are very few large developments coming on stream in Powys. Small developments include the Avisco Homes Oaktree View development on the outskirts of Llandrindod Wells and twelve high specification luxury houses at Churchfield, Llangattock ranging from around £200,000 for a terraced house up to £375,000 for the five bedroom detached units.

The market continues to be relatively active in Swansea.

In Carmarthen there has been relatively little movement in the value of town houses but the demand for country homes, especially with land, in South West Wales continues to rise. As in the late 1980s, buyers from East Wales and England are attracted to West Wales, where rural smallholdings are comparatively inexpensive.

There are very few large developments in West Wales. Small developments include the 20 unit Bro Dderwen development in Clynderwen, Pembrokeshire, with prices ranging from £44,000 for a terraced house to £72,000 for a 3 bedroom detached house.

In Aberystwyth, the Ffordd Felin y Mor development in Trefechan has two bedroom semi-detached houses starting at £64,000 ranging to around £190,000 for a four bedroom detached executive house.

There has been a general rise in the price of new and second-hand properties in Colwyn Bay in the six month period of this report but the rise has not been substantial. New developments are relatively few in number with many of the new estates reaching the last phase of development; the exception being “Old Colwyn Heights” by Premium Homes - a development of approx 14, 4 bed detached homes.

The new developments in Wrexham are all selling well, with an increase in sales and an achievement of the prices being asked. All these developments are aimed at the top end of the market. In the second hand market demand appears to be exceeding supply, which has led to steadily increasing prices across the whole spectrum of property.

WEST MIDLANDS

In the Birmingham area demand continues for new and second hand homes in prime locations such as the city centre, Sutton Coldfield, Edgbaston and Harborne and prices are showing a steady increase. Of several ongoing city centre ‘urban living’ schemes, one of the latest announced is Cala Homes who are building 59 apartments and penthouses fronting Lionel Street, which will form part of an urban regeneration project being carried out with developers Amec.

In Coventry house prices are still increasing although the rate of increase varies greatly with location. The increase is probably less than the national trend but relatively high levels of employment now underpin the housing market. There is a proposal for some high quality apartments close to the city centre on a shared commercial/residential site but planning consent is awaited as it also is for residential development associated with the new football ground.

Agents report a shortage of stock in Sandwell with property new to the market selling quickly. The best properties are achieving figures above the asking price but the overall trend is for prices to remain static.

In Wolverhampton following the previous six month period when prices had remained generally static, there has since been some return of confidence resulting in a steady although modest rise in prices in respect of both new and second-hand houses.

The last six months has seen a small increase in property prices in Stoke on Trent contrary to what had been predicted. These increases have been seen mainly in the better quality housing areas. Small increases have also been seen in the new housing sector and a sustained period of improvement is expected during the next six months.

In Lichfield the second hand market was quiet until the end of last year but agents have reported increasing activity since then. Recent sales evidence shows that the market is once again increasing slightly and it is anticipated that this will continue for the next few months. With a considerable amount of new build due to complete within the next six months within the city, it is expected that continued increases will be seen in the new property sector.

The housing market in Shrewsbury has shown significant increases over the last two to three years and through the winter has levelled off. The general expectation is for a small increase in prices over the next six months.

Development on the huge Heathcote Estate to the south of Leamington Spa continues, with no evidence yet of over-supply. The impact is felt elsewhere in the town, where demand for 1960s, 1970s and 1980s property is limited. Demand remains high for Victorian and other period property of all sizes, with an associated increase in values. Agents report a steadying of prices, but lots of pent-up demand for good properties.

Previously undesirable, marginal areas of Kidderminster are being successfully developed with good values achieved and an example of this is Waterside Grange. Infill plots continue to be in high demand in the area. The market generally is quite strong, with larger and/or well located properties continuing to command high values. Rural fringe and convenient country character properties remain very popular.

YORKSHIRE AND THE HUMBER

The full spectrum of the housing market in York has seen values continue to increase over the past six months with rises in the region of 10% common place. The demand for period properties in central locations remains particularly strong whereas modern estate dwellings in suburban locations have seen more modest increases in values.

The overall picture of the housing market in Bradford is of a general rise in prices for second-hand properties whereas new houses just seem to be maintaining their values. The better localities in the extremities of the area are showing large increases in value as for example at Ilkley, Addingham and Burley-In-Wharfedale. The poor back-to-back terraced houses are rapidly declining in value in the inner city areas.

Since the last report the market in Huddersfield has slowed down and has become more stable. There is a continuance of activity in the market for 1930s and 1960s semi-detached houses which may persist through the spring due to the reduction of interest rates.

In Leeds the market is rising more slowly, and properties are taking longer to sell. Terraced house values in inner city areas are still falling. The Sheffield market is buoyant in certain areas. There has bee a slight increase in house values in the Doncaster area.

The property market in Grimsby is still very patchy, but generally slight rises in value have been seen in certain dwelling types. The market for 1960's four bed houses has been limited as people have bought new properties. Good post 1985 built two bed flats in good locations are reaching nearly £50,000.

As previously indicated the supply of new housing is rapidly drying up in Beverley and the reported increase in prices is based on very limited evidence as there has been a drastic fall in the number of sales. There has been a corresponding increase in the number of second-hand transactions with generally higher prices as a knock on effect of the lack of new houses. In the more favoured locations houses are being snapped up and those in only average locations are also selling quite quickly.

LONDON INNER

In Tower Hamlets the rise in average prices continued gradually into the autumn at a similarly steady rate as for the previous six months. Rises in prices since the autumn are expected to continue during the spring as interest rates remain historically low.

Overall, Newham price rises slowed during the autumn, but indications are that there is still room for increases during the spring. Areas such as Stratford and Forest Gate are still very popular with typical prices rising healthily reflecting the excellent transport facilities and increased regeneration coupled with a perception of being relatively inexpensive, compared with many other Inner London boroughs.

The market for houses in Camden has risen more than for flats which in part is probably due to there being less stock available. There appears to be more stability now with rises over the six months being much more moderate and any perceived falls should have been recovered. Market demand is not as strong as last year but it would appear there is less supply available.

Property values in the City of London are still rising, albeit not as quickly as in the past. The value of two bedroom flats in the Barbican have increased on average by 6.5% in the last six months, as compared with an increase of 19% in the previous six month period. The number of transactions would tend to suggest that the Barbican is still a very popular development, although obviously there is not the same level of choice of residential property in the City as there is elsewhere.

Office building still takes precedence over other types of property development although there are a few new residential schemes within the City such as Whitefriars, EC4 (1,2 & 3 bedroom flats), London House, Aldersgate Street, EC1 (1,2 & 3 bedroom flats) and High Timber Street, EC4 (2 bedroom flats).

South of the river, locations such as Peckham and Streatham continue to attract buyers unable to afford the more expensive locations. New developments continue to be built close to the river and are still commanding high prices. These are predominately large apartments in high rise blocks with river views

In south Westminster both supply and demand have fallen and as a result the market has cooled.

LONDON OUTER

In Romford values for new and second-hand property have continued to increase at modest rates of around 5 %.

There appears to be a steady increase in both the new and second-hand markets in Ilford. However, some marked growth has been seen particularly in the older terraced and semi-detached housing. At Repton Park, Chigwell, a prestigious development of larger detached houses have been achieving £600,000.

Although the market has continued to show an increase in Enfield, the rate of growth has slowed further. Evidence is less clear than at the time of the previous report with few sales in some categories, particularly 1960s detached houses and all types of new property. New developments in this location tend to comprise high density developments of town houses and mews style developments. Most new developments coming onto the market during the period of this report have been small infill developments. There is generally a dearth of evidence on which to establish market trends.

In Ealing, after a pause in the autumn the general view is that prices are now marginally on the increase. The New Year flurry of activity seems likely to be sustained because of the drop in mortgage interest rates.

Little change in the Harrow market has been perceived since the last report, although there are signs of increased activity this spring as interest rates come down. The lack of affordability for first time buyers means that there is no driving force at the bottom end of the market and high priced luxury flat developments are also meeting with customer resistance. A Barratt development in Hillingdon comprising fifty eight two/three bedroom houses and forty small flats has sold well recently at the more affordable end of the market.

Modern or modernised properties in prime locations in Merton and Wandsworth with values in excess of £1 million seem to be attracting exceptional interest. Values for properties in the middle range and in average locations have remained constant.

SCOTLAND

The Glasgow market is booming with strong demand for secondhand properties in the prime areas of the South Side and West End and for quality new build developments throughout the city centre. It is estimated there has been a 27% increase in city centre development since 1999 and this is expected to continue with an increasing emphasis on quality and innovative design. In George Square the imposing former Post Office building is being converted into luxury flats with prices ranging from £120,000 for a one bedroom flat to £550,000 for a penthouse. In the first day of selling £8 million of sales are reported to have been achieved. At the

corner of Berkeley Street and North Street a development of 48 flats and penthouses have all been sold prior to completion. In the prime suburban areas such as Bearsden and Milngavie demand has remained strong and prices continue to rise.

There has been a slight slow down in the buoyant market in **Edinburgh** but prices are still rising especially for traditional stone built flats and houses throughout the city. Extensive development in **Aberdeen** is resulting in a plentiful supply of new houses and flats and values are relatively stable. The turnover of some secondhand flats can be slow whilst in the prime West End area values have risen slightly. In **Dundee** there is keen demand for the increasing supply of new flatted developments but the secondhand market is described as slow.

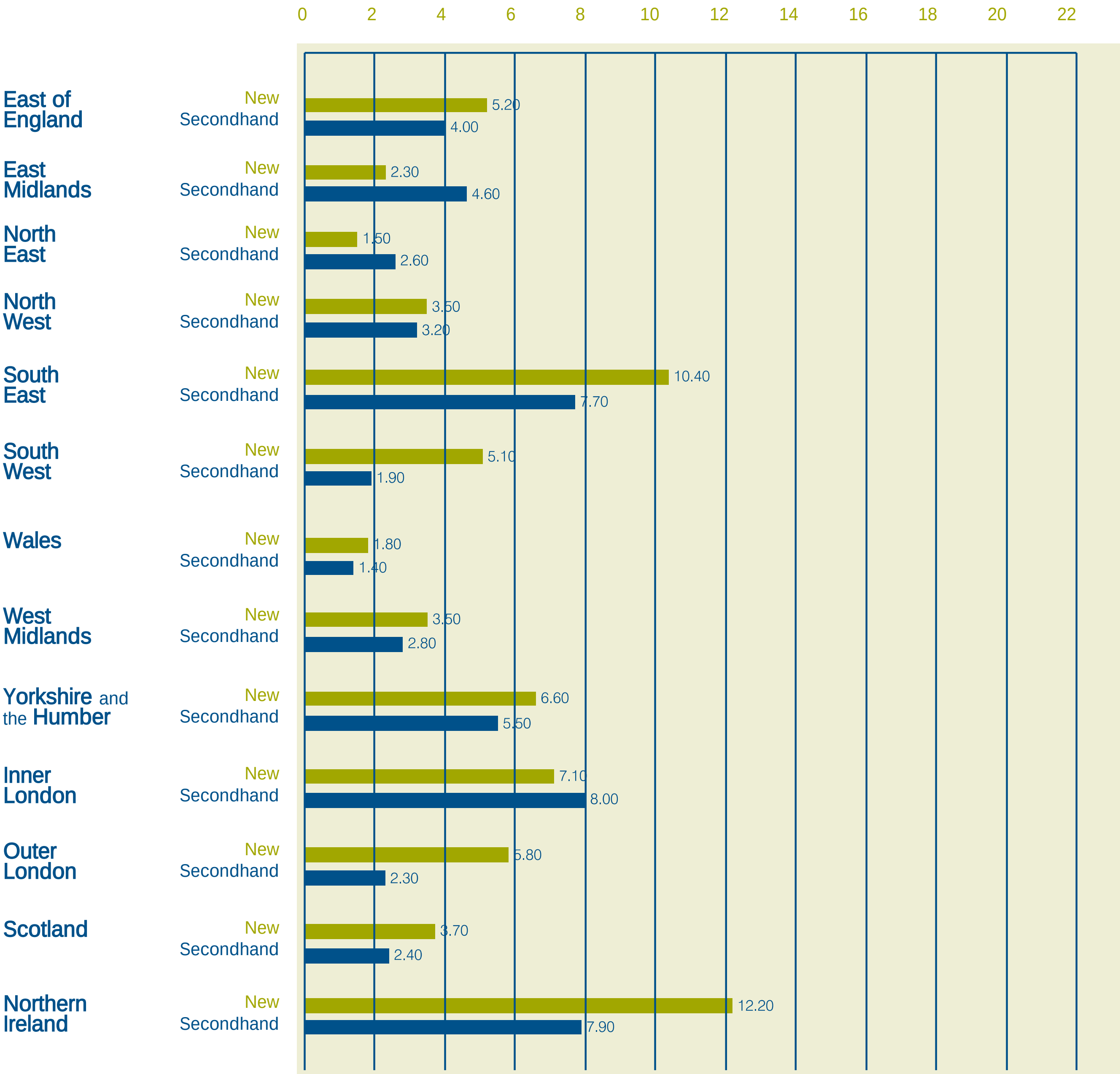
Inverness is a victim of its own success with a significant decline in the number of properties on the market and only one or two developers currently active in the city. Large properties at the top end of the market showed significant increases in value last year but the demand has now cooled slightly. In **Dunfermline** the market is booming and prices continue to rise. The market for new houses is particularly active and this in turn is driving the secondhand market and very good prices are being achieved for properties in the prime areas. The trend is also evident in the rising market for former local authority houses sold under the Right to Buy legislation. The market is fairly well balanced in **Dumfries** where there is a steady demand for new houses and rural properties particularly those within commuting distance of the town continue to be in demand. Elsewhere the market is described as steady.

NORTHERN IRELAND

Apartments continue to dominate the new house market in Belfast and the larger towns, as well as resort towns along the coasts. There are a few new semi or detached estate type developments in rural villages and towns beginning to emerge and prices for this type are improving. The upper end of the market, especially inner city apartments and town terraces, shows signs of levelling out after 2-3 years of sustained growth at 10% per annum and above. The second hand market remains steady in most areas, though with a few pockets of fairly static prices in some provincial towns. There are indications of oversupply in the “buy to rent” sector, which has been an important contributor to the growth in values in recent years. Provided interest rates remain low, we can expect steady demand for most house types in most areas of the province in the next 6 months, though the rate of price increase will be lower than in the past 2-3 years.

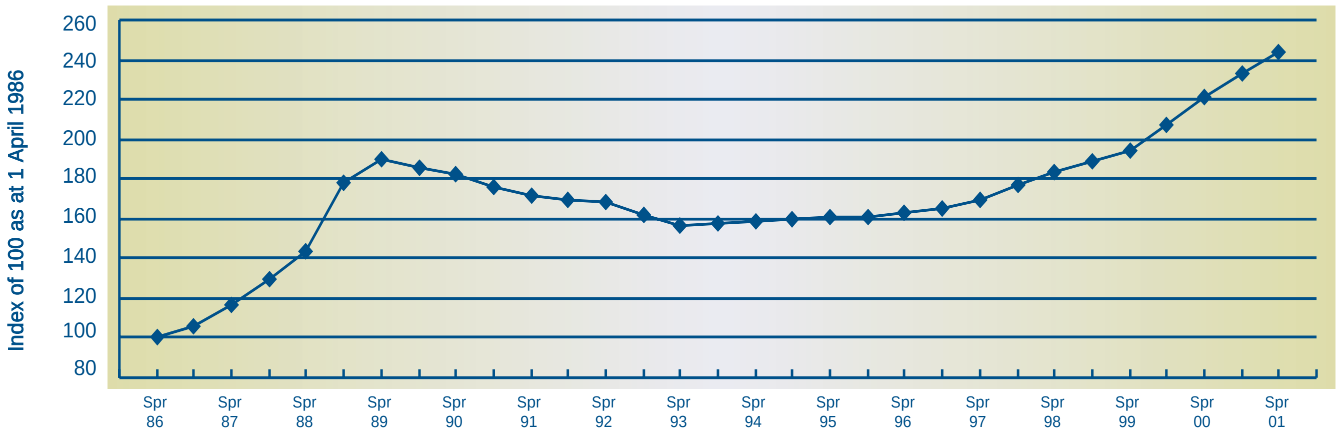
The chart below shows District Valuer's opinions of the changes in typical values of the beacon types from Spring 2000.

Six month % change in the value of housing stock

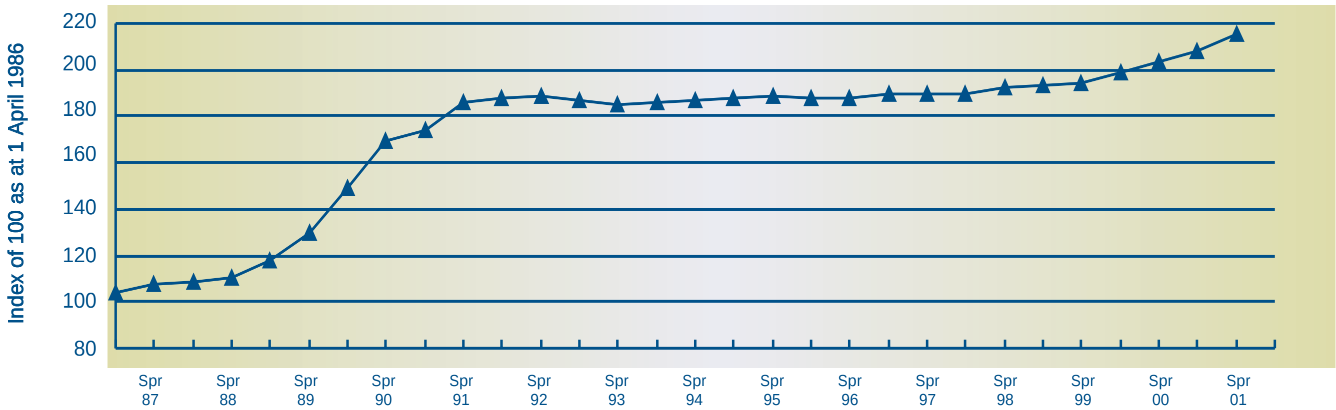


The graphs below illustrate the trend over time of the average of all housing values reported by District Valuers, expressed in terms of an index with a base value of 100 as at 1 April 1986.

Housing Value Trend
England and Wales



Housing Value Trend
Scotland



new dwellings

2 bed terraced house, estate type

Terraced house on an estate; single fronted; full central heating; small front and rear gardens; car parking space in communal area.

Ground Floor - living room, kitchen
1st Floor - 2 bedrooms, bathroom/wc.
Floor area 70 sq.m.

3 bed semi-detached house, estate type

Semi-detached house on an estate, single fronted; 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 80 sq.m.

3 bed detached house, estate type

Full central heating; front and rear gardens; single garage.

Ground Floor - living room, dining room, kitchen, WC
1st Floor - 3 bedrooms, bathroom/wc.
Floor area 100 sq.m.

4 bed detached house, estate type

Detached house on an estate, full central heating; front and rear gardens; double garage.

Ground Floor - 2/3 living rooms, kitchen, wc
1st Floor - 4 bedrooms, bathroom/wc, en-suite shower/wc.
Floor area 135 sq.m.

2 bed flat in 2/3 storey block

First floor self contained flat in a two or three storey block; full central heating; car space in communal area.

1st Floor - Living room, 2 bedrooms, kitchen, bathroom/wc.
Floor area 40 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

new dwellings

House Type Capital Value Range as at 1 April 2001	2 Bed Terraced House Estate Type			3 Bed Semi-det House Estate Type			3 Bed Detached House Estate Type			4 Bed Detached House Estate Type			2 Bed Flat in a 2/3 Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
East of England															
Cambridge	80,000	130,000	100,000	90,000	135,000	115,000	120,000	200,000	160,000	190,000	270,000	240,000	90,000	140,000	115,000
Peterborough	45,000	63,000	55,000	50,000	75,000	60,000	70,000	105,000	90,000	110,000	155,000	125,000	40,000	62,000	50,000
Ipswich	63,000	75,000	69,000	80,000	100,000	90,000	95,000	115,000	105,000	125,000	180,000	152,500	47,500	62,500	55,000
Norwich	50,000	70,000	60,000	70,000	80,000	75,000	70,000	90,000	85,000	115,000	140,000	130,000	45,000	55,000	50,000
Bedford	70,000	80,000	75,000	90,000	100,000	97,500	125,000	150,000	140,000	175,000	200,000	185,000	48,000	57,500	52,500
Luton	68,000	75,000	70,000	88,000	95,000	90,000	125,000	150,000	140,000	160,000	190,000	180,000	48,000	55,000	50,000
Stevenage	85,000	110,000	95,000	100,000	120,000	110,000	135,000	175,000	155,000	195,000	235,000	205,000	50,000	65,000	60,000
St Albans	140,000	180,000	150,000	130,000	185,000	170,000	195,000	250,000	225,000	230,000	325,000	280,000	110,000	160,000	135,000
Chelmsford	90,000	100,000	98,000	105,000	135,000	115,000	140,000	160,000	150,000	180,000	210,000	200,000	80,000	90,000	85,000
Colchester	75,000	85,000	80,000	90,000	100,000	95,000	110,000	130,000	120,000	150,000	170,000	160,000	55,000	65,000	60,000
East Midlands															
Lincoln	44,000	50,000	46,000	55,000	62,500	59,000	70,000	89,000	77,500	97,500	135,000	115,000			
Mansfield	40,000	50,000	45,000	47,000	60,000	53,500	68,000	84,000	74,500	89,000	150,000	105,000	29,000	36,000	32,000
Nottingham	42,500	54,000	48,000	54,500	63,000	59,500	78,500	99,500	87,000	115,000	160,000	125,000	32,500	45,000	35,000
Derby	48,000	57,000	55,000	57,000	75,000	70,000	80,000	100,000	95,000	125,000	200,000	140,000	35,000	45,000	40,000
Leicester	45,000	60,000	55,000	47,500	70,000	65,000	70,000	90,000	85,000	100,000	120,000	115,000	32,000	50,000	43,000
Northampton	65,000	75,000	68,500	77,500	97,500	89,000	93,000	120,000	115,000	135,000	165,000	152,000	55,000	75,000	65,000
Loughborough	40,000	55,000	49,000	50,000	72,000	65,000	75,000	105,000	92,500	105,000	140,000	120,000	33,000	50,000	40,000
Merseyside															
Liverpool	49,000	60,000	56,000	59,000	72,000	66,000	73,000	97,000	82,000	98,000	128,000	110,000	53,000	78,000	67,000
Southport	49,000	57,500	54,000	62,000	77,000	69,000	92,000	103,000	98,500	125,000	150,000	138,000	55,500	60,000	60,500
North East															
Newcastle	40,000	60,000	55,000	55,000	80,000	75,000	90,000	120,000	105,000	100,000	150,000	135,000	50,000	70,000	60,000
Morpeth	56,000	60,000	58,000	60,000	67,000	65,000	80,000	90,000	82,000	100,000	125,000	115,000			
Sunderland	45,000	52,000	48,000	62,000	70,000	68,000	79,000	95,000	86,000	111,000	126,000	121,000	52,000	70,000	58,000
Middlesbrough	40,000	56,000	48,000	52,000	68,000	59,000	70,000	88,500	82,000	90,000	139,000	115,000	35,000	50,000	43,000
Durham	43,000	55,000	46,500	50,000	64,000	57,500	63,000	86,000	77,000	90,000	150,000	138,000	28,000	33,000	30,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

new dwellings

House Type Capital Value Range as at 1 April 2001	2 Bed Terraced House Estate Type			3 Bed Semi-det House Estate Type			3 Bed Detached House Estate Type			4 Bed Detached House Estate Type			2 Bed Flat in a 2/3 Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
North West															
Bolton	47,500	60,000	52,500	57,000	72,000	65,000	79,000	92,000	86,000	110,000	150,000	130,000	37,500	47,500	42,500
Manchester	50,000	70,000	60,000	60,000	80,000	70,000	75,000	100,000	92,500	90,000	150,000	120,000	55,000	130,000	65,000
Rochdale	50,000	64,000	55,000	60,000	70,000	65,000	77,000	95,000	85,000	98,000	130,000	115,000	32,500	37,500	37,500
Salford	40,000	65,000	47,500	48,500	80,000	61,000	85,000	118,500	97,000	95,000	180,000	125,000	36,000	77,500	46,000
Trafford	50,000	72,500	61,000	60,000	84,000	73,500	100,000	142,500	118,000	132,500	255,000	166,500	45,000	75,000	65,000
Stockport	50,000	59,000	57,000	58,000	78,500	75,500	98,000	135,000	118,500	123,000	161,500	152,000	50,000	63,000	58,000
Blackburn	35,000	48,000	43,000	53,000	59,000	57,000	64,000	78,000	76,000	95,000	120,000	100,000	20,000	34,000	31,000
Lancaster	45,000	55,000	48,000	65,000	90,000	80,000	80,000	110,000	93,000	140,000	250,000	185,000	55,000	90,000	63,000
Preston	44,000	60,000	52,000	62,000	70,000	65,000	84,000	94,000	87,000	115,000	130,000	120,000	50,000	65,000	55,000
Chester	70,000	85,000	80,000	85,000	95,000	90,000	115,000	145,000	135,000	140,000	200,000	160,000	60,000	100,000	75,000
Crewe	50,000	57,000	54,000	62,500	68,000	65,000	76,000	88,000	85,000	93,000	120,000	108,000	39,000	45,000	41,000
Warrington	47,000	63,000	58,000	61,000	79,000	71,000	77,000	98,000	91,000	116,000	147,000	130,000			
Wigan	47,000	57,000	48,000	57,500	65,000	60,000	75,000	87,500	82,500	95,000	130,000	110,000			
Carlisle	40,000	47,500	44,000	57,500	70,000	67,500	78,000	90,000	87,500	117,500	150,000	135,000	35,000	50,000	45,000
Barrow	43,500	60,000	46,500	47,500	70,000	62,500	87,500	105,000	90,000	97,500	140,000	120,000			
South East															
Brighton & Hove	80,000	105,000	102,000	90,000	130,000	115,000	120,000	190,000	170,000	160,000	330,000	250,000	75,000	105,000	90,000
Eastbourne	60,000	90,000	80,000	85,000	105,000	95,000	110,000	150,000	130,000	145,000	225,000	185,000	55,000	95,000	80,000
Folkestone	75,000	80,000	78,000	85,000	95,000	90,000	107,500	125,000	117,500	135,000	165,000	150,000	40,000	60,000	50,000
Gillingham	62,000	72,000	67,000	100,000	112,000	107,000	112,000	122,000	118,000	150,000	170,000	158,000	45,000	55,000	50,000
Tunbridge Wells	95,000	115,000	105,000	120,000	150,000	137,000	180,000	200,000	188,000	240,000	285,000	270,000	65,000	85,000	75,000
Guildford	140,000	160,000	150,000	165,000	210,000	185,000	210,000	235,000	225,000	250,000	300,000	275,000	125,000	140,000	135,000
Redhill/Reigate	110,000	145,000	135,000	150,000	190,000	185,000	170,000	230,000	210,000	270,000	310,000	290,000	90,000	120,000	110,000
Worthing	85,000	95,000	87,500	105,000	115,000	110,000	120,000	140,000	135,000	147,500	170,000	160,000	65,000	85,000	75,000
Aylesbury	100,000	120,000	110,000	130,000	145,000	138,000	145,000	160,000	155,000	190,000	210,000	205,000	85,000	105,000	95,000
Oxford	110,000	120,000	115,000	125,000	175,000	150,000	160,000	210,000	185,000	250,000	350,000	300,000	145,000	200,000	165,000
Reading	123,000	136,000	130,000	165,000	185,000	175,000	180,000	200,000	190,000	240,000	270,000	255,000	140,000	175,000	145,000
Basingstoke	105,000	120,000	110,000	125,000	150,000	140,000	155,000	172,000	160,000	195,000	270,000	220,000	85,000	99,000	92,000
Portsmouth	100,000	120,000	110,000	130,000	150,000	140,000	150,000	170,000	160,000	185,000	205,000	195,000	85,000	95,000	90,000
Southampton	100,000	120,000	110,000	130,000	150,000	140,000	152,000	172,000	162,000	195,000	215,000	205,000	95,000	105,000	98,000
Newport (IOW)	80,000	85,000	83,000	90,000	100,000	95,000	110,000	120,000	114,000	140,000	160,000	150,000	65,000	75,000	70,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

new dwellings

House Type Capital Value Range as at 1 April 2001	2 Bed Terraced House Estate Type			3 Bed Semi-det House Estate Type			3 Bed Detached House Estate Type			4 Bed Detached House Estate Type			2 Bed Flat in a 2/3 Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
South West															
Bournemouth/Poole	78,000	90,000	85,000	94,500	105,000	103,000	116,000	155,000	140,000	152,000	237,000	190,000	72,000	90,000	80,000
Weymouth	74,000	82,000	79,000	89,500	108,000	97,500	100,000	115,000	108,000	147,000	170,000	155,000	69,000	90,000	74,000
Exeter	65,000	80,000	73,000	78,000	93,000	84,000	100,000	115,000	110,000	130,000	155,000	143,000	50,000	70,000	60,000
Barnstaple	55,000	70,000	62,000	68,000	85,000	76,000	85,000	110,000	95,000	120,000	140,000	130,000	42,000	55,000	50,000
Plymouth	72,000	80,000	76,000	79,000	93,000	87,000	90,000	120,000	115,000	126,000	190,000	163,000	50,000	70,000	60,000
St.Austell	50,000	65,000	60,000	65,000	80,000	75,000	85,000	100,000	90,000	125,000	150,000	140,000	40,000	55,000	47,500
Taunton	70,000	80,750	75,000	90,000	112,500	100,000	105,000	130,000	115,000	154,500	165,000	160,000			
Bristol	65,000	95,000	80,000	90,000	115,000	100,000	110,000	170,000	125,000	190,000	280,000	210,000	60,000	105,000	75,000
Gloucester	59,000	73,000	66,000	78,000	93,000	89,000	92,000	117,000	109,000	138,000	181,000	164,000	45,000	56,000	49,000
Swindon	74,000	88,500	80,000	86,000	105,000	95,000	107,500	150,000	140,000	152,500	185,000	170,000	60,000	67,500	62,000
Wales															
Cardiff	55,000	80,000	60,000	72,500	85,000	80,000	82,500	115,000	105,000	110,000	180,000	160,000	65,000	77,000	66,000
Carmarthen	41,000	44,500	43,500	49,500	55,000	53,000	68,000	75,000	73,000	88,000	105,000	100,000	43,000	49,000	45,500
Merthyr Tydfil	39,000	47,500	45,000	60,000	66,000	63,000	70,000	78,000	75,000	95,000	105,000	100,000			
Bridgend	50,000	57,000	52,500	65,000	80,000	72,500	75,000	95,000	85,000	100,000	140,000	120,000	37,500	45,000	42,500
Swansea	44,000	55,000	50,000	60,000	70,000	62,500	80,000	130,000	97,500	95,000	150,000	120,000	52,500	70,000	62,500
Colwyn Bay	43,500	52,500	48,000	54,000	65,000	58,000	70,000	90,000	78,000	95,000	118,000	108,000	37,000	42,000	39,000
Newport	47,000	57,000	52,000	57,500	72,500	65,000	87,500	105,000	95,000	115,000	145,000	130,000	35,000	40,000	38,500
Wrexham	49,000	55,000	50,000	65,000	75,000	70,000	75,000	95,000	90,000	120,000	140,000	130,000	37,000	42,000	39,000
West Midlands															
Birmingham	52,500	90,000	63,500	57,500	110,000	82,500	75,000	142,500	114,000	100,000	180,000	144,000	35,000	80,000	49,500
Coventry	49,500	77,000	66,500	66,500	87,000	80,000	85,000	123,000	90,000	113,000	230,000	154,000	41,000	59,500	53,500
Sandwell	45,000	55,000	47,000	55,000	67,000	60,000	70,000	90,000	80,000	90,000	125,000	115,000	35,000	46,000	40,000
Wolverhampton	42,000	49,000	48,500	48,000	67,500	66,000	69,500	95,000	91,000	96,500	127,500	124,500	35,000	42,500	36,000
Lichfield	60,000	75,000	68,500	66,000	90,000	79,000	100,000	130,000	116,000	130,000	180,000	167,500	50,000	67,500	62,500
Shrewsbury	60,000	67,500	62,500	80,000	85,000	82,500	92,500	105,000	100,000	130,000	150,000	135,000	55,000	60,000	57,000
Stoke-on-Trent	43,000	57,500	50,000	56,000	75,000	70,000	74,000	97,500	87,500	95,000	130,000	110,000			
Leamington Spa	88,000	110,000	90,000	115,000	138,000	118,000	95,000	145,000	127,500	165,000	200,000	182,500	65,000	88,000	80,000
Worcester	68,000	77,000	70,000	74,000	98,000	88,000	95,000	115,000	105,000	130,000	190,000	145,000	44,000	60,000	50,000
Kidderminster	50,000	69,000	60,000	60,000	82,000	75,000	75,000	95,000	85,000	100,000	145,000	120,000	36,000	50,000	40,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

new dwellings

House Type Capital Value Range as at 1 April 2001	2 Bed Terraced House Estate Type			3 Bed Semi-det House Estate Type			3 Bed Detached House Estate Type			4 Bed Detached House Estate Type			2 Bed Flat in a 2/3 Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
Yorkshire and the Humber															
Harrogate	65,000	80,000	74,000	75,000	115,000	90,000	100,000	140,000	125,000	170,000	230,000	210,000	68,000	85,000	80,000
York	57,000	63,000	60,000	68,000	72,000	72,000	93,000	98,000	95,000	140,000	150,000	145,000	62,000	68,000	65,000
Bradford	37,000	62,500	48,000	55,000	77,000	65,000	75,000	105,000	90,000	105,000	146,000	125,000	30,000	50,000	36,000
Huddersfield	41,000	56,000	50,000	56,000	73,000	64,000	77,000	102,000	84,500	95,000	139,000	124,000	43,000	62,000	54,000
Leeds	50,000	82,500	62,500	62,500	90,000	75,000	80,000	125,000	100,000	75,000	180,000	125,000	55,000	110,000	75,000
Doncaster	39,000	52,000	45,000	48,000	62,000	56,000	70,000	90,000	77,500	90,000	145,000	107,000	34,000	46,000	40,000
Grimsby	37,500	47,500	40,000	45,000	60,000	52,500	65,000	75,000	70,000	75,000	105,000	85,000	20,000	35,000	25,000
Beverley	43,000	48,500	47,000	59,000	64,000	60,000	75,000	83,000	80,000	100,000	115,000	105,000	37,000	45,000	42,500
Sheffield	50,000	61,000	55,000	53,000	70,000	62,000	80,000	105,000	93,000	95,000	150,000	120,000	40,000	55,000	47,000
Inner London															
Tower Hamlets	160,000	220,000	185,000	180,000	235,000	200,000							135,000	170,000	150,000
Newham	110,000	155,000	130,000	145,000	190,000	160,000							80,000	120,000	100,000
Hackney				195,000	280,000	200,000							150,000	220,000	160,000
Lewisham	100,000	170,000	125,000	148,000	195,000	163,000	168,000	220,000	195,000	290,000	410,000	330,000	85,000	120,000	95,000
Rotherhithe	100,000	175,000	150,000	120,000	180,000	160,000	140,000	200,000	175,000	175,000	300,000	275,000	150,000	200,000	170,000
Hammersmith	275,000	300,000	285,000	295,000	325,000	300,000	375,000	425,000	400,000	425,000	475,000	450,000	175,000	245,000	220,000
Islington				300,000	400,000	325,000							160,000	250,000	195,000
Westminster(South)													240,000	550,000	290,000
Outer London															
Romford	107,500	117,500	112,500	127,500	147,500	137,500	142,500	162,500	155,000	200,000	262,500	240,000	67,500	90,000	82,500
Redbridge	105,000	140,000	120,000	120,000	155,000	135,000	125,000	170,000	150,000	190,000	240,000	210,000	75,000	100,000	80,000
Enfield	150,000	180,000	160,000	180,000	225,000	200,000	200,000	265,000	235,000	250,000	350,000	300,000	120,000	150,000	135,000
Ealing	150,000	300,000	210,000	200,000	300,000	250,000	225,000	350,000	275,000	250,000	500,000	450,000	150,000	200,000	200,000
Harrow	140,000	160,000	150,000	160,000	190,000	170,000	180,000	210,000	200,000	250,000	300,000	275,000	130,000	160,000	140,000
Bromley	78,000	168,000	125,000	148,000	195,000	163,000	168,000	220,000	195,000	290,000	410,000	330,000	85,000	120,000	95,000
Merton/Wandsworth	160,000	270,000	220,000	170,000	280,000	240,000	200,000	360,000	300,000	280,000	460,000	400,000	160,000	325,000	225,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

new dwellings

House Type Capital Value Range as at 1 April 2001	3 Bed Semi-det House Estate Type			3 Bed Detached House Estate Type			4 Bed Detached House Estate Type			2 Bed Flat in a 2/3 Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
Scotland												
Inverness	65,000	80,000	70,000	75,000	120,000	80,000	105,000	150,000	120,000	40,000	55,000	45,000
Aberdeen	75,000	100,000	80,000	90,000	115,000	100,000	125,000	210,000	145,000	55,000	90,000	65,000
Dundee	57,000	75,000	65,000	71,500	82,500	75,000	105,000	140,000	125,000	42,000	52,500	45,000
Dunfermline	70,000	77,000	75,000	75,000	90,000	85,000	110,000	165,000	120,000	45,000	55,000	50,000
Edinburgh	75,000	130,000	95,000	115,000	180,000	135,000	135,000	325,000	220,000	70,000	200,000	110,000
Glasgow	45,000	120,000	85,000	60,000	150,000	100,000	85,000	250,000	135,000	35,000	180,000	70,000
Glasgow (Bearsden)	115,000	135,000	125,000	135,000	175,000	160,000	185,000	250,000	210,000	83,000	103,000	93,000
Hamilton	57,000	75,000	60,000	75,000	97,000	95,000	130,000	205,000	155,000	60,000	145,000	65,000
Ayr	65,000	85,000	77,000	70,000	115,000	90,000	52,000	62,000	60,000	95,000	150,000	125,000
Dumfries	45,000	65,000	59,000	60,000	80,000	73,500	85,000	140,000	116,000	35,000	40,000	35,000

House Type Capital Value Range as at 1 April 2001	2 Bed Terraced House Estate Type			Purpose Built appartment in 2/3 Storey Block			3 Bed Semi-det Estate Type			3/4 Bed Detached House Estate Type		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
Northern Ireland												
Belfast	45,000	75,000	60,000	70,000	175,000	122,500	60,000	130,000	95,000	90,000	170,000	130,000
Bangor	60,000	80,000	70,000	75,000	120,000	90,000	75,000	95,000	85,000	110,000	135,000	125,000
Lisburn	60,000	80,000	66,000	49,000	92,000	62,000	61,000	96,000	75,000	92,000	145,000	110,000
Craigavon				70,000	80,000	75,000	105,000	130,000	117,500			
Londonderry	45,500	55,000	50,250	69,500	81,000	75,250	47,500	82,000	67,000	78,000	112,000	90,000
Omagh	45,000	55,000	50,000				55,000	65,000	60,000	85,000	95,000	90,000
Ballymena	26,000	50,000	42,000	30,000	41,000	37,500	42,000	68,000	60,000	50,000	130,000	90,000

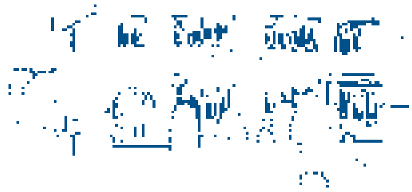
There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

secondhand dwellings

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.

secondhand dwellings

House Type Capital Value Ranges as at 1 April 2001	Pre 1919 Terraced House (modernised)			Inter war Semi-det House (modernised)			Post 1960 Semi-det House			Post 1960 Detached House			Post 1960 Flat in 3(or more) Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
East of England															
Cambridge	125,000	290,000	190,000	95,000	170,000	145,000	90,000	155,000	120,000	190,000	290,000	250,000	85,000	160,000	110,000
Peterborough	40,000	65,000	48,000	50,000	90,000	65,000	48,000	90,000	68,000	100,000	160,000	125,000	45,000	68,000	60,000
Ipswich	52,500	67,500	60,000	75,000	95,000	85,000	75,000	95,000	85,000	130,000	190,000	160,000	40,000	52,500	45,000
Norwich	45,000	60,000	55,000	65,000	85,000	77,000	60,000	75,000	68,000	110,000	130,000	120,000	40,000	55,000	50,000
Bedford	60,000	95,000	72,500	90,000	115,000	100,000	85,000	110,000	100,000	145,000	185,000	165,000	45,000	57,500	52,500
Luton	55,000	75,000	65,000	90,000	110,000	95,000	85,000	95,000	90,000	160,000	190,000	180,000	45,000	55,000	50,000
Stevenage	90,000	135,000	110,000	120,000	150,000	130,000	90,000	135,000	110,000	215,000	250,000	230,000	60,000	70,000	65,000
St Albans	150,000	250,000	200,000	180,000	260,000	225,000	175,000	245,000	205,000	275,000	350,000	325,000	100,000	160,000	120,000
Chelmsford	102,000	132,500	110,000	97,000	140,000	130,000	86,000	137,000	120,000	190,000	250,000	210,000	66,000	75,000	70,000
Colchester	65,000	80,000	72,000	85,000	105,000	95,000	90,000	100,000	95,000	160,000	180,000	170,000	50,000	55,000	52,000
East Midland															
Lincoln	32,500	42,000	38,000	47,500	66,000	58,500	47,500	62,500	57,500	100,000	136,500	115,500			
Mansfield	26,000	37,500	34,500	45,000	70,000	60,000	42,000	58,000	52,500	90,000	147,000	105,000	26,000	30,000	27,000
Nottingham	35,000	48,500	39,000	47,000	63,000	56,500	51,500	66,000	58,500	110,000	160,000	145,000	32,500	45,000	35,000
Derby	34,000	50,000	40,000	50,000	75,000	65,000	50,000	70,000	62,000	125,000	175,000	140,000	29,000	40,000	34,000
Leicester	40,000	70,000	55,000	50,000	80,000	65,000	50,000	72,000	65,000	120,000	150,000	140,000	30,000	55,000	44,000
Northampton	60,000	82,000	72,500	75,000	95,000	92,000	75,000	95,000	90,000	135,000	167,500	158,000	48,000	63,000	57,500
Loughborough	42,000	70,000	53,000	60,000	80,000	68,000	50,000	80,000	70,000	120,000	165,000	150,000	31,000	45,000	39,000
Merseyside															
Liverpool	33,000	56,000	41,000	58,000	82,000	70,000	49,000	78,000	62,000	98,000	150,000	120,000	32,000	58,000	44,000
Southport	45,000	53,000	47,500	55,500	82,000	67,000	51,000	82,000	66,000	112,000	165,000	107,500	39,500	65,000	48,000
North East															
Newcastle	65,000	80,000	70,000	70,000	90,000	80,000	70,000	85,000	75,000	100,000	135,000	125,000	35,000	50,000	45,000
Morpeth	45,000	58,000	50,000	60,000	75,000	65,000	67,000	77,000	70,000	95,000	130,000	115,000			
Sunderland	41,000	66,000	54,000	64,000	82,000	76,000	64,000	79,000	74,000	119,000	155,000	137,000	38,000	63,000	47,000
Middlesbrough	32,500	50,000	44,000	46,000	61,000	53,500	52,000	72,000	62,000	90,000	135,000	115,000	31,000	53,000	40,000
Durham	60,000	80,000	68,000	55,000	75,000	62,000	49,000	58,000	53,000	95,000	135,000	114,000			

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

secondhand dwellings

House Type Capital Value Ranges as at 1 April 2001	Pre 1919 Terraced House (modernised)			Inter war Semi-det House (modernised)			Post 1960 Semi-det House			Post 1960 Detached House			Post 1960 Flat in 3(or more) Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
North West															
Bolton	38,000	55,000	45,000	55,000	77,000	65,000	55,000	75,000	63,000	120,000	170,000	145,000	30,000	40,000	35,000
Manchester	35,000	65,000	42,500	50,000	85,000	65,000	50,000	80,000	65,000	100,000	150,000	120,000	37,500	55,000	40,000
Rochdale	38,000	55,000	42,500	47,500	67,500	60,000	47,500	67,500	57,500	100,000	140,000	115,000	30,000	40,000	32,500
Salford	25,000	60,000	38,500	45,000	76,500	53,500	48,000	75,000	62,000	90,000	175,000	120,000	29,000	51,500	38,000
Trafford	40,000	92,500	61,000	50,000	95,000	70,000	55,000	87,500	68,500	125,000	220,000	150,000	40,000	72,500	51,000
Stockport	44,000	61,500	56,000	60,000	82,000	75,000	67,500	84,000	79,500	120,000	165,000	150,000	45,000	72,500	61,500
Blackburn	30,000	40,000	40,000	45,000	70,000	58,000	50,000	70,000	60,000	100,000	135,000	120,000	20,000	40,000	30,000
Lancaster	60,000	75,000	68,000	64,000	85,000	75,000	60,000	80,000	68,000	90,000	130,000	110,000	48,000	60,000	55,000
Preston	40,000	48,000	42,000	65,000	75,000	70,000	58,000	70,000	66,000	115,000	130,000	122,500	43,000	52,000	50,000
Chester	60,000	80,000	65,000	85,000	110,000	92,000	80,000	90,000	82,000	145,000	190,000	155,000	48,000	70,000	53,000
Crewe	49,950	58,000	54,950	83,500	91,000	84,950	68,000	76,000	71,950	135,000	145,000	135,950			
Warrington	38,000	46,000	43,000	57,000	78,000	64,000	57,000	71,000	64,000	94,000	138,000	122,000	29,000	36,000	32,000
Wigan	33,000	42,000	36,000	47,500	67,500	55,000	47,500	67,500	55,000	95,000	140,000	110,000	27,500	37,500	30,000
Carlisle	45,000	55,000	50,000	60,000	75,000	67,500	60,000	75,000	67,500	115,000	140,000	130,000			
Barrow	35,000	46,500	42,500	57,500	72,500	64,000	52,500	72,500	62,000	105,000	145,000	122,500			
South East															
Brighton & Hove	100,000	200,000	150,000	100,000	200,000	155,000	90,000	150,000	130,000	200,000	350,000	275,000	75,000	110,000	85,000
Eastbourne	60,000	105,000	82,000	90,000	140,000	105,000	70,000	115,000	90,000	170,000	300,000	220,000	55,000	100,000	77,000
Folkestone	57,500	70,000	65,000	87,500	110,000	100,000	75,000	87,000	85,000	160,000	185,000	172,500	45,000	60,000	50,000
Gillingham	57,000	65,000	61,000	87,000	100,000	97,500	90,000	100,000	97,500	170,000	195,000	185,000	40,000	50,000	45,000
Tunbridge Wells	90,000	110,000	100,000	140,000	165,000	153,000	120,000	140,000	127,000	240,000	280,000	255,000	70,000	85,000	80,000
Guildford	155,000	190,000	170,000	160,000	200,000	180,000	165,000	205,000	185,000	240,000	295,000	270,000	115,000	135,000	125,000
Redhill/Reigate	135,000	165,000	145,000	145,000	180,000	170,000	115,000	150,000	135,000	250,000	325,000	300,000	90,000	115,000	107,500
Worthing	85,000	95,000	90,000	130,000	140,000	132,500	95,000	115,000	105,000	170,000	200,000	185,000	65,000	75,000	70,000
Aylesbury	85,000	100,000	92,000	130,000	145,000	140,000	125,000	140,000	130,000	185,000	215,000	205,000	60,000	70,000	65,000
Oxford	160,000	190,000	175,000	140,000	175,000	155,000	130,000	175,000	150,000	220,000	300,000	260,000	130,000	160,000	145,000
Reading	100,000	135,000	113,000	145,000	185,000	155,000	125,000	155,000	139,000	215,000	265,000	242,000	90,000	120,000	102,000
Basingstoke	110,000	140,000	125,000	125,000	165,000	138,000	125,000	165,000	138,000	200,000	250,000	225,000	80,000	88,000	84,000
Portsmouth	72,000	85,000	80,000	87,000	102,000	97,000	106,000	113,000	109,000	180,000	200,000	190,000	60,000	67,000	63,000
Southampton	72,000	82,000	77,000	95,000	104,000	99,000	93,000	102,000	97,000	190,000	210,000	200,000	65,000	75,000	69,000
Newport (IOW)	65,000	71,000	68,000	79,000	86,000	82,000	80,000	87,000	83,000	150,000	165,000	157,000	48,000	54,000	51,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

secondhand dwellings

House Type Capital Value Ranges as at 1 April 2001	Pre 1919 Terraced House (modernised)			Inter war Semi-det House (modernised)			Post 1960 Semi-det House			Post 1960 Detached House			Post 1960 Flat in 3(or more) Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
South West															
Bournemouth/Poole	79,000	96,500	86,000	82,500	110,000	96,000	89,500	116,000	103,000	165,000	222,000	195,000	76,000	94,000	82,500
Weymouth	74,000	86,000	79,000	79,000	94,500	90,000	87,500	105,000	94,000	154,000	195,000	169,000	56,000	84,000	70,000
Exeter	60,000	80,000	72,000	80,000	105,000	92,000	75,000	95,000	90,000	130,000	165,000	145,000	45,000	65,000	52,000
Barnstaple	55,000	65,000	60,000	65,000	85,000	75,000	65,000	85,000	75,000	110,000	140,000	120,000	40,000	55,000	48,000
Plymouth	45,000	62,000	54,500	65,000	95,000	79,000	65,000	93,000	79,000	120,000	174,000	150,000	35,000	68,000	44,500
St.Austell	55,000	72,500	65,000	65,000	85,000	75,000	65,000	85,000	75,000	130,000	150,000	140,000			
Taunton	60,000	77,000	72,500	80,000	110,000	90,000	75,000	95,000	85,000	140,000	180,000	165,000	60,000	70,000	65,000
Bath	85,000	115,000	100,000	95,000	140,000	117,000	95,000	140,000	117,000	180,000	270,000	220,000	75,000	115,000	98,000
Bristol	72,000	155,000	90,000	85,000	160,000	95,000	85,000	160,000	95,000	180,000	270,000	195,000	65,000	120,000	80,000
Gloucester	50,000	71,000	61,000	74,000	108,000	91,000	72,000	101,000	87,000	137,000	183,000	166,000	50,000	61,000	57,000
Swindon	65,000	85,000	75,000	95,000	120,000	110,000	85,000	110,000	98,000	170,000	200,000	180,000	57,500	72,500	67,000
Wales															
Cardiff	72,500	97,500	85,000	80,000	120,000	95,000	75,000	110,000	95,000	150,000	220,000	190,000	41,000	61,000	56,000
Carmarthen	39,000	46,000	45,000	53,000	63,000	60,000	52,000	62,000	57,500	79,000	93,000	84,000	42,000	45,000	43,000
Merthyr Tydfil	35,000	45,000	40,000				50,000	65,000	58,000	90,000	105,000	100,000	32,000	37,000	32,000
Bridgend	37,500	52,500	45,000	57,500	85,000	67,500	47,500	70,000	60,000	100,000	140,000	120,000	32,000	50,000	35,000
Swansea	42,500	65,000	55,000	57,500	75,000	65,000	57,000	77,500	65,000	125,000	155,000	135,000	52,500	65,000	57,500
Colwyn Bay	32,500	39,000	37,500	42,000	58,500	51,000	43,000	59,000	51,000	82,000	122,000	106,000	39,000	53,000	44,000
Newport	50,000	60,000	55,000	65,000	80,000	72,500	60,000	72,500	65,000	130,000	160,000	150,000	35,000	40,000	38,000
Wrexham	37,500	42,500	40,000	65,000	75,000	70,000	55,000	65,000	60,000	125,000	150,000	130,000	30,000	40,000	35,000
West Midlands															
Birmingham	37,000	125,000	69,500	60,000	115,000	85,000	52,500	85,000	72,000	80,000	150,000	122,000	32,500	70,000	44,500
Coventry	34,000	70,500	49,000	49,000	97,500	69,500	59,500	105,500	77,000	90,000	267,000	154,000	36,000	67,500	46,000
Sandwell	36,500	54,000	46,000	47,500	64,000	56,500	47,500	64,500	57,000	77,000	125,000	108,000	30,000	47,000	39,000
Wolverhampton	36,000	52,500	42,000	48,000	67,500	54,500	49,000	67,500	63,500	115,000	165,000	126,000	32,000	43,500	36,000
Lichfield	60,000	82,500	75,000	65,000	89,500	83,500	65,000	87,500	77,500	150,000	187,500	160,000	38,500	60,000	46,500
Shrewsbury	65,000	80,000	70,000	72,500	95,000	85,000	70,000	86,000	75,000	110,000	130,000	115,000	36,000	42,000	38,000
Stoke-on-Trent	30,000	40,000	35,000	47,000	75,000	65,000	45,000	67,500	60,000	115,000	150,000	125,000			
Leamington Spa	125,000	165,000	147,000	100,000	135,000	120,000	90,000	120,000	100,000	145,000	200,000	165,000	88,000	105,000	90,000
Worcester	65,000	90,000	82,000	80,000	110,000	95,000	70,000	105,000	90,000	140,000	220,000	170,000	45,000	60,000	50,000
Kidderminster	35,000	59,500	48,000	55,000	97,500	68,000	47,500	90,000	78,000	100,000	160,000	125,000	35,000	52,500	44,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

secondhand dwellings

House Type Capital Value Ranges as at 1 April 2001	Pre 1919 Terraced House (modernised)			Inter war Semi-det House (modernised)			Post 1960 Semi-det House			Post 1960 Detached House			Post 1960 Flat in 3(or more) Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
Yorkshire and the Humber															
Harrogate	70,000	100,000	85,000	90,000	140,000	110,000	75,000	100,000	90,000	180,000	270,000	235,000	55,000	70,000	63,000
York	78,000	85,000	81,000	85,000	90,000	87,000	78,000	83,000	80,000	150,000	160,000	155,000	60,000	65,000	62,000
Bradford	35,000	61,000	48,000	52,500	75,000	62,000	52,500	75,000	63,000	140,000	200,000	170,000	30,000	52,500	35,000
Huddersfield	31,000	49,000	47,000	50,000	69,000	61,000	57,000	71,500	64,000	95,000	127,000	119,000	42,500	55,500	51,000
Leeds	26,000	100,000	60,000	55,000	107,500	70,000	55,000	107,500	67,500	140,000	210,000	172,500	45,000	85,000	67,500
Doncaster	26,000	37,000	32,000	36,000	62,000	47,500	37,000	61,000	51,000	98,500	122,500	112,500	26,000	39,000	32,000
Grimsby	24,000	32,500	29,000	45,000	57,500	52,500	45,000	57,500	52,500	70,000	100,000	80,000	10,000	35,000	20,000
Beverley	39,000	48,000	44,000	51,000	58,000	57,000	50,000	63,500	58,000	105,000	120,000	115,000	40,000	49,000	47,000
Sheffield	54,000	98,000	82,000	63,000	98,000	80,000	65,000	95,000	77,000	110,000	170,000	145,000	38,000	57,000	50,000
Inner London															
Tower Hamlets	205,000	275,000	240,000										95,000	150,000	125,000
Newham	110,000	130,000	120,000	110,000	135,000	125,000							65,000	80,000	70,000
Camden	315,000	525,000	350,000										170,000	200,000	280,000
Hackney	170,000	210,000	185,000	240,000	300,000	250,000							110,000	150,000	115,000
Lewisham	100,000	168,000	130,000	115,000	220,000	168,000	110,000	205,000	157,000	240,000	440,000	330,000	75,000	140,000	100,000
Rotherhithe	130,000	195,000	175,000	150,000	234,000	220,000	120,000	200,000	180,000	230,000	380,000	270,000	110,000	175,000	125,000
Hammersmith	245,000	400,000	330,000	320,000	490,000	380,000	320,000	490,000	380,000				150,000	225,000	195,000
Islington	245,000	280,000	260,000	270,000	450,000	302,000	200,000	300,000	240,000				130,000	190,000	150,000
City of London (Barbican)													235,000	250,000	245,000
Westminster(South)	370,000	680,000	480,000										180,000	525,000	360,000
Outer London															
Romford	90,000	115,000	97,500	100,000	140,000	120,000	105,000	140,000	120,000	190,000	250,000	220,000	57,500	75,000	67,500
Redbridge	95,000	120,000	107,500	130,000	165,000	145,000	120,000	150,000	135,000	170,000	230,000	200,000	62,500	95,000	80,000
Enfield	150,000	200,000	180,000	180,000	250,000	225,000	160,000	250,000	200,000	325,000	425,000	350,000	105,000	140,000	125,000
Ealing	220,000	290,000	245,000	190,000	300,000	250,000	190,000	300,000	250,000	360,000	510,000	450,000	130,000	190,000	170,000
Harrow	135,000	165,000	150,000	150,000	175,000	160,000	130,000	165,000	150,000	240,000	280,000	260,000	90,000	110,000	100,000
Bromley	100,000	168,000	130,000	105,000	220,000	168,000	110,000	205,000	157,000	240,000	440,000	330,000	75,000	140,000	100,000
Merton/Wandsworth	250,000	320,000	275,000	155,000	225,000	185,000	155,000	225,000	185,000	400,000	625,000	500,000	120,000	205,000	160,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.

secondhand dwellings

House Type Capital Value Ranges as at 1 April 2001	Around 1900, Stone Built 3/4 Bedroom Semi-det/Terrace			Inter war 4 Roomed Bungalow			Post 1960 Semi-det House			Post 1960 Detached House			Post 1960 Flat in 3 (or more) Storey Block		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
Scotland															
Inverness	60,000	110,000	75,000	70,000	110,000	85,000	60,000	85,000	65,000	85,000	155,000	100,000	35,000	50,000	40,000
Aberdeen	110,000	180,000	145,000	105,000	155,000	120,000	80,000	100,000	95,000	145,000	210,000	165,000	45,000	75,000	55,000
Dundee	49,000	66,000	54,000	56,000	85,000	65,000	47,000	65,000	55,000	90,000	130,000	105,000	40,000	50,000	45,000
Dunfermline	70,000	110,000	80,000	75,000	100,000	85,000	60,000	80,000	70,000	100,000	140,000	115,000	35,000	43,000	40,000
Edinburgh	140,000	300,000	225,000	120,000	205,000	150,000	70,000	105,000	90,000	110,000	200,000	160,000	65,000	100,000	80,000
Glasgow	50,000	225,000	140,000	75,000	150,000	110,000	55,000	125,000	100,000	90,000	190,000	125,000	50,000	85,000	62,500
Glasgow(Bearsden)	130,000	210,000	157,000	130,000	168,000	157,000	95,000	110,000	100,000	145,000	195,000	165,000	70,000	103,000	88,000
Hamilton	50,000	75,000	70,000	85,000	100,000	92,500	58,000	62,000	60,000	85,000	105,000	100,000	35,000	55,000	40,000
Ayr	65,000	85,000	77,000	70,000	115,000	90,000	52,000	62,000	60,000	95,000	150,000	125,000	50,000	70,000	58,000
Dumfries	48,000	80,000	65,000	52,000	75,000	69,000	41,000	57,000	52,000	75,000	100,000	82,000	30,000	50,000	35,000

House Type Capital Value Ranges as at 1 April 2001	Pre 1919 Terraced House (improved)			Inter war Semi-det House (improved)			Inter war Detached House (improved)			Post 1960 Semi-det House			Post 1960 Detached House		
Location	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical	£ from	£ to	typical
Northern Ireland															
Belfast	45,000	78,000	61,500	80,000	100,000	90,000	90,000	190,000	140,000	70,000	111,000	90,500	92,500	140,000	116,250
Bangor	55,000	65,000	57,500	70,000	90,000	80,000	120,000	175,000	150,000	70,000	90,000	80,000	95,000	140,000	115,000
Lisburn	47,000	77,000	60,000	66,000	94,000	70,000	75,000	92,000	84,000	60,000	105,000	72,000	76,000	140,000	120,000
Craigavon	35,000	45,000	40,000	65,000	75,000	70,000	90,000	110,000	100,000	70,000	80,000	75,000	95,000	115,000	105,000
Londonderry	37,500	60,500	45,000	54,000	87,500	60,000	58,500	89,000	78,000	55,500	64,500	60,000	64,000	89,000	75,000
Omagh	40,000	50,000	45,000	55,000	61,000	58,000	85,000	95,000	90,000	55,000	65,000	60,000	85,000	95,000	90,000
Ballymena	23,000	39,000	34,000	37,000	60,000	50,000	50,000	97,000	72,500	52,000	99,000	60,000	54,000	102,000	72,000

There is no entry when the house type is not represented in the locality. Typical values represent the most frequently occuring value within the range. There is no typical value where figures are evenly distributed throughout the range.