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This first **Halifax National Parks Review** tracks house price movements in 12 National Parks across England and Wales (Northumberland National Park is excluded from the analysis due to an insufficient number of sales). The review is based on data from the Land Registry. **National Parks Week takes place between 25th and 31st July.**

Nearly £100,000 extra for a National Park home

Homebuyers must part with almost £100,000 more to live in some of the most idyllic locations across England and Wales, according to new research by Halifax. House prices in National Parks in England and Wales are, on average, £95,721 (or 48%) higher than their county average. This premium has risen by over a tenth (£9,211) in the past five years.

The average price for homes located within National Parks, at £293,920, is 9.5 times national average gross annual earnings and 24% higher than the average house price for England and Wales (£236,183) as a whole.

All National Parks have higher house prices than neighbouring locations

Homes in the Lake District command the largest premium relative to the average for the surrounding area. Houses in this picturesque part of Cumbria trade at almost double (93%) the average house price in the county. This is marginally higher than in the Peak District where there is a premium of 91%, followed by the New Forest (87%). Snowdonia has the smallest premium, with property prices 5% above the county average.

New Forest is the most expensive National Park

New Forest is the most expensive National Park in England and Wales with an average house price of £465,425; 58% higher than the National Parks average. In contrast, Snowdonia is the least expensive National Park with an average house price of £176,003 and is the only National Park surveyed with an average house price below £200,000. Eight of the twelve National Parks surveyed have an average house price that exceeds £250,000.

South Downs has recorded the highest rise in house prices over the past five years

Half of the National Parks surveyed have seen house price increases of at least 10% since 2006. The South Downs recorded the biggest increase over this period with a 30% rise in house prices followed by the Lake District (20%). The Broads is the only National Park that has seen a fall in house prices over the last five years (-2%). Overall, the average price in National Parks rose by 12%.

Suren Thiru, housing economist at Halifax, said:

"Properties that are located within National Parks typically command a substantial premium over neighbouring areas, reflecting the lifestyle benefits often associated with residing in some of the country's most picturesque locations. Such areas often prove especially attractive for wealthy urban dwellers looking for a property in idyllic surroundings. However, high property prices have created affordability difficulties for many of those living and working in National Parks."

NOTES TO EDITORS:

House price data is from the Land Registry and all price figures refer to the arithmetic average of house prices. The data covers the 12 months to April for the period between 2006 and 2011. These prices are not standardised and therefore can be affected by changes in the sample from year to year. The county house prices used in the release reflect the county or counties that the National Park covers.

National Parks are defined as large natural areas not materially altered by human activity where extractive resource uses are not allowed and whose purpose is to protect nature and scenic areas of national and international significance for scientific, educational and recreational use (Source: OECD)

National Parks Week takes place between 25th and 31st July. For more information please visit: <http://www.nationalparks.gov.uk/>

Table 1: National Parks Premium to County House Prices (April 2011)

National Park	Average House Price 2011* (£)	Average House Price in County 2011* (£)	Premium to County %
Lake District	324,915	167,960	93%
Peak District	299,400	156,362	91%
New Forest	465,425	248,473	87%
South Downs	432,369	257,033	68%
Yorkshire Dales	288,089	198,072	45%
Exmoor	305,827	214,944	42%
Pembrokeshire Coast	225,224	161,674	39%
Dartmoor	296,126	216,911	37%
North York Moors	269,163	216,221	24%
The Broads Authority	234,144	195,942	19%
Brecon Beacons	210,356	177,962	18%
Snowdonia	176,003	166,839	5%
National Parks Average	293,920	198,199	48%

Source: Land Registry

Northumberland National Park excluded from the analysis due to insufficient number of sales

*12 months to April

** Where more than one county is involved, a weight averaged of relevant counties is used.

Table 2: National Parks ranked by highest house price increases, 2006- 2011

National Park	Average House Price 2006* (£)	Average House Price 2011* (£)	5 year % change
South Downs	333,302	432,369	30%
Lake District	270,077	324,915	20%
Dartmoor	253,899	296,126	17%
Exmoor	265,075	305,827	15%
Yorkshire Dales	251,634	288,089	14%

Brecon Beacons	187,905	210,356	12%
North York Moors	245,827	269,163	9%
Pembrokeshire Coast	209,380	225,224	8%
Snowdonia	165,977	176,003	6%
Peak District	282,641	299,400	6%
New Forest	446,589	465,425	4%
The Broads Authority	237,806	234,144	-2%
National Parks Average	262,509	293,920	12%

Source: Land Registry

*12 months to April

Northumberland National Park excluded from the analysis due to insufficient number of sales

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