

This **Lloyds Bank 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 and the Office for National Statistics (ONS).

National Parks attract £125,000 house price premium

- House prices in National Parks up £761 a month in ten years
- National Park house prices over eleven times annual average earnings
- Snowdonia is the only National Park with an average price below £200,000

Homebuyers must pay over £125,000 extra to live in some of the nation's most beautiful landscapes, according to new research from Lloyds Bank. House prices in the National Parks of England and Wales in 2014ⁱ are, on average, £125,796 higher than their county average. In percentage terms, this represents a premium of 58%.

The New Forest commands the highest price premium whilst Snowdonia has the smallest...

All National Parks have higher house prices than the average for their countyⁱⁱ, with four of the 12 National Parks attracting a house price premium in excess of £125,000.

Homes in the New Forest command the largest premium relative to the average for the surrounding area in both monetary (£259,066) and percentage (101%) terms. The next highest percentage premiums to the surrounding area are in the Peak District (94%) and the Lake District (84%).

Homes in Snowdonia command the smallest premium, with property prices only 5% above the average for the surrounding area.

House prices in National Parks up by £91,000 since 2004...

The average house priceⁱⁱⁱ in National Parks across England and Wales has risen by £91,265 - 36% - over the past ten years, from £251,269 in 2004 to £342,534 in 2014. This was £10,000 more than the £81,269 increase in the average price for all properties in England and Wales over the period.

Exmoor recorded the biggest percentage increase with a 47% house price rise, closely followed by the South Downs (45%).

In contrast, the North York Moors (17%) and the Yorkshire Dales (18%) recorded the smallest gains in house prices over the last decade.

Home affordability has deteriorated...

The increase in house prices outpaced the 25% of average earnings across England and Wales's National Parks, resulting in a deterioration in home affordability over the past decade. The average National Parks house price of £342,534 in 2014 is, on average, 11.3 times higher than average gross annual earnings. This is up from a multiple of 10.3 in 2004.

New Forest is the least affordable National Park...Snowdonia is the most affordable

New Forest is both the most expensive and the least affordable National Park with an average house price (£516,479) that is 14.0 times local gross average annual earnings. The South Downs - at 12.3 times average earnings - is the second least affordable National Park.

Exmoor, Dartmoor, the Lake District and Peak District also have average prices that are more than ten times local average annual wages.

Snowdonia is both the least expensive and the most affordable National Park with an average house price of £173,779, which is 6.5 times local average annual earnings. Snowdonia is the only National Park with an average price below £200,000. Seven of the twelve National Parks surveyed have an average house price that exceeds £250,000.

Marc Page, Mortgages Director, Lloyds Bank comments:

"The high quality of life associated with living in some of the country's most beautiful areas attracts many homebuyers to our National Parks. They are also increasingly popular with those purchasing a second property. These factors mean that homes in National Parks typically trade at a significant premium to properties in surrounding areas."

"The disadvantage is that the resulting high property prices have made it very difficult for many of those living and working in such locations to afford to buy their own home. This situation has deteriorated in recent years as prices have risen more rapidly than earnings."

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 January-June periods in 2004 and 2014. 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. Average earnings figures are from the ONS's "Annual Survey of Hours and Earnings" (ASHE) and refer to the means for full-time employees in the relevant local authority.

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)

Table 1: National Parks Premium to County House Prices, June 2014

National Park	Average House Price 2014* (£)	Average House Price in County 2014*** (£)	Premium to County %	Premium to County £
New Forest	516,479	257,413	101%	259,066
Peak District	307,573	158,337	94%	149,236
Lake District	311,154	168,661	84%	142,493
South Downs	460,099	269,863	70%	190,236
Pembrokeshire Coast	222,792	153,662	45%	69,130
Exmoor	308,153	215,004	43%	93,148
Dartmoor	287,519	217,079	32%	70,440
Yorkshire Dales	259,408	198,073	31%	61,335
The Broads Authority	248,458	200,900	24%	47,558
Brecon Beacons	206,162	178,585	15%	27,577
North York Moors	238,952	214,736	11%	24,216
Snowdonia	173,779	166,051	5%	7,728
National Parks Average**	342,534	216,739	58%	125,796

Source: Lloyds Bank, Land Registry

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

* January to June

** Weighted average by transactions.

*** Where more than one county is involved, a weighted average of relevant counties is used.

Table 2: National Parks ranked by highest house price increases, 2004- 2014

National Park	Average House Price 2004* (£)	Average House Price 2014* (£)	10 year % change	10 year £ change
Exmoor	210,058	308,153	47%	98,094
South Downs	317,233	460,099	45%	142,867
Pembrokeshire Coast	164,105	222,792	36%	58,688
New Forest	390,376	516,479	32%	126,103
Lake District	235,348	311,154	32%	75,806
Snowdonia	133,913	173,779	30%	39,865
Dartmoor	222,470	287,519	29%	65,049
Peak District	240,839	307,573	28%	66,733
The Broads Authority	196,555	248,458	26%	51,904
Brecon Beacons	163,801	206,162	26%	42,360
Yorkshire Dales	220,519	259,408	18%	38,889
North York Moors	204,212	238,952	17%	34,741
National Parks Average**	251,269	342,534	36%	91,265

Source: Lloyds Bank, Land Registry

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

* January to June

** Weighted average by transactions.

Table 3: National Parks ranked by home affordability, 2004- 2014

National Park	Price to Earnings ratio, 2004	Price to Earnings ratio, 2014
New Forest	12.9	14.0
South Downs	11.2	12.3
Exmoor	8.9	10.7
Dartmoor	9.7	10.3
Lake District	9.9	10.2
Peak District	9.9	10.1
Pembrokeshire Coast	8.2	8.4
The Broads Authority	8.3	8.4
Yorkshire Dales	8.7	8.3
Brecon Beacons	7.6	8.1
North York Moors	7.6	7.4
Snowdonia	6.4	6.5
National Parks Average*	10.3	11.3

Source: Lloyds Bank, Land Registry, ONS

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

* Weighted average by transactions

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ⁱ January to June.

ⁱⁱ Where more than one county is involved, a weighted average of relevant counties is used.

ⁱⁱⁱ Weighted average by transactions.

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