

# Property Market Report

23  
Ponthaugh  
NE39 1AF

07 Aug 2010



Statistical computations by  
Calnea Analytics

## Valuation estimates

<b>Reference:</b>	529392	<b>Sub-building name:</b>	
<b>Valuation Date:</b>	07 Aug 2010	<b>Building name:</b>	
<b>Estimated current value:</b>	£159,695	<b>Building number:</b>	23
<b>Forecast std. deviation:</b>	10.00%	<b>Street:</b>	Ponthaugh
<b>Valuation range:</b>	£143,726 to £175,665	<b>Postcode:</b>	NE39 1AF

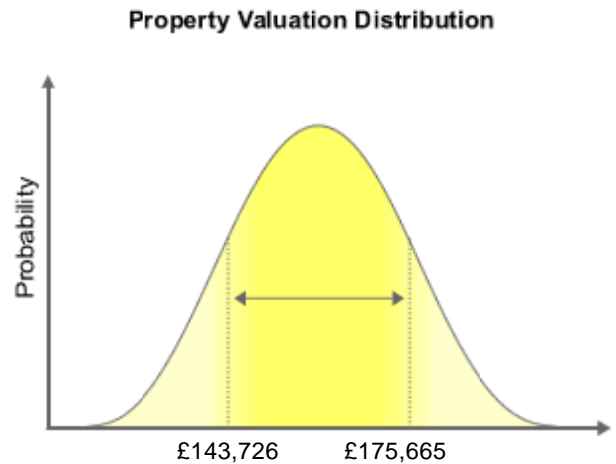
### Valuation estimate:

The Calnea Analytics automated valuation model predicts that the most probable current open market value for the property in question is £159,695. This valuation estimate is based upon the information submitted.

### Forecast Standard Deviation:

Our estimate of the accuracy of this valuation is expressed in terms of forecast standard deviation. This is calculated from the strength of the available supporting data and is used to determine the valuation range. The sale price the property will achieve in an open market will most probably lie within the valuation range. The width of the valuation range depends upon our confidence in our prediction. A higher degree of confidence will lead to a narrower valuation range. In statistical terms the valuation range represents a movement of one standard deviation either side of the mean. The graph to the right illustrates the distribution curve of probable values.

Persons seeking to place reliance on these estimates for their own or third party purposes do so at their own risk. No representation is made as to the accuracy, completeness or reliability of these forecasts.



## Five year forecast

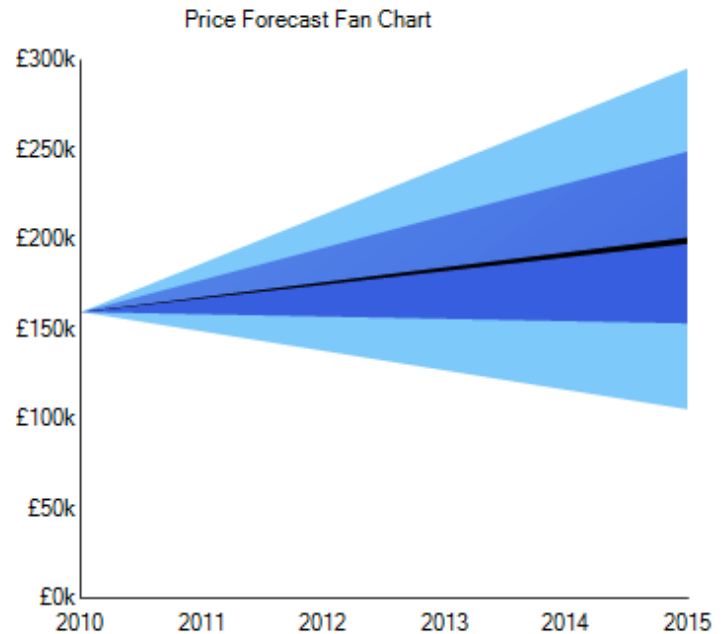
**Estimate of Current Value: £159,695**

### Price Forecast Range - (68% confidence)

	Forecast	CAGR (%)	Total Growth (%)
High	£249k	9.3%	56%
<b>Medium</b>	<b>£201k</b>	<b>4.7%</b>	<b>26%</b>
Low	£153k	-0.8%	-4%

### Price Forecast Range - (95% confidence)

	Forecast	CAGR (%)	Total Growth (%)
High	£295k	13.1%	85%
<b>Medium</b>	<b>£201k</b>	<b>4.7%</b>	<b>26%</b>
Low	£105k	-8.0%	-34%



### Valuation Forecasts:

The house price forecast model predicts that £201k is the most probable value of the property in five years time.

There are two sets of price forecast ranges shown above. The first forecast range (£153k - £249k) has a statistical confidence measure of one standard deviation from the mean, while the second range (£105k - £295k) has a 95% confidence measure (1.96 standard deviations). The confidence measure represents our degree of certainty that the property's value in five years time will be within the given range. The Price Forecast Fan Chart is a graphical illustration of how these two ranges project over time.

CAGR stands for Compounded Annual Growth Rate. This is the annual equivalent percentage growth required to meet the forecast valuation.

### Important Notes

The forecast model assumes that the property undergoes no material home improvement or deterioration going forward. All changes are nominal and do not allow for inflation. For Leasehold properties, these forecasts assume that the length of lease is sufficient for the property price to not be materially affected by a five year decrease in lease length. Persons seeking to place reliance on these estimates for their own or third party purposes do so at their own risk. No representation is made as to the accuracy, completeness or reliability of these forecasts.



## General street information

Ponthaugh in Rowlands Gill NE39 comprises 50 homes - all are residential (i.e. there aren't any commercial properties in Ponthaugh). The information on these homes provided below comes from the general public, Mouseprice.com data and third-party data. Please take some time to explore the wealth of information that can be found throughout the Mouseprice.com website, including the free valuations on every property.

The most recent transaction to have been recorded in Ponthaugh was 52. It sold for £182,500 on 14/09/2009. The most expensive house purchase in Ponthaugh is 12, which sold for £238,000 on 10/05/2006. The least expensive recorded transaction in Ponthaugh is 3, which sold for £59,950 on 31/03/2000. Visit the Rowlands Gill area guide on the Mouseprice.com website for more house price related information.

There are 2 flats (including apartments and maisonettes) on Ponthaugh. At least 1 of these properties was built 52 years ago in 1958. The average value of the properties in Ponthaugh is £182,020, which makes it similar in price to many of the other places to live in NE39 Rowlands Gill, where the average house price is £180,181. This value is calculated using an automated valuation estimate (known as an AVM) that is provided on Mouseprice.com. There are a reasonable number of transactions recorded in Ponthaugh since the 1st of April 2000. This gives us reasonable AVM coverage for Rowlands Gill NE39.

At the moment, there are six properties for sale in Ponthaugh which are listed on Mouseprice.com and many more properties for sale in Rowlands Gill NE39. All of them can be found on the website. Their asking prices range from £84,000 to £499,995, with an average asking price of £184,661. The most recent property to have been listed as for sale on the Mouseprice.com website is located on Sherburn Park Drive and was added on 15/07/2010 with an asking price of £154,950. Although this currently remains the same, there are some discounted properties for sale in Rowlands Gill NE39. For instance, on Lockhaugh Road, a property with an original asking price of £499,950 is now for sale at £365,000. There are many more discounted properties for sale in Rowlands Gill NE39, all of which can be viewed on the Mouseprice.com website.

There aren't any property flirts in Ponthaugh at the moment, but there are 4 property flirts in Rowlands Gill NE39. These are properties where the owner has decided to share with others a price that might tempt him or her to sell their home. Their flirt prices range from £85,000 to £220,000, with an average flirt price of £130,000.

Mouseprice.com does not list any properties for rent in Rowlands Gill NE39 at the moment. You can, however, find many properties for rent just outside of the Rowlands Gill NE39 area. You can visit the For Rent section of the Mouseprice.com website to view all of these properties, as well as many others.










For young families with children at Rowlands Gill Primary School, living on Ponthaugh would mean a very quick school run as you'd be a stone's throw away from Dominies Close, where the school is located.

## Comparable Properties

The list below shows similarly valued homes in the vicinity of the property in question. "Last sale" refers to the price and date of the last time the property was sold. Transaction details are obtained from HM Land Registry - all © Crown copyright material is reproduced with the permission of Land Registry. The prices in the "Current value" column are an approximation of the current value of each home. Where available, the table includes the year the properties were built and the number of bedrooms in each property. The "Footprint" column refers to the footprint size of the building (expressed in square meters), where this information is available. Where a property forms part of a block of flats or a larger structure, this number will usually indicate the footprint of the building to which the flat belongs, rather than the flat itself.

Postcode	Address	Last sale	Current value	Year built	Footprint	Beds
NE39 1PA	33 Dominies Close <i>Property Type: Semi-D</i>	£135,000 <i>15-Jan-2010</i>	£146,880	na	34	3
NE39 2PN	23 Chapel View <i>Property Type: Terrace</i>	£119,950 <i>02-Nov-2009</i>	£118,014	na	60	3
NE39 1QR	15 Sherburn Park Drive <i>Property Type: Semi-D</i>	£113,250 <i>02-Oct-2009</i>	£144,840	na	78	3
NE39 2PH	2 Rookwood Gardens <i>Property Type: Terrace</i>	£131,000 <i>14-Sep-2009</i>	£129,540	na	59	3
NE39 1QY	51 Sherburn Park Drive <i>Property Type: Flat</i>	£179,950 <i>07-Aug-2008</i>	£187,374	na	59	3
NE39 2PN	8 Chapel View <i>Property Type: Terrace</i>	£127,000 <i>18-Apr-2008</i>	£114,240	na	57	3
NE39 2PD	32 Lilley Terrace <i>Property Type: Terrace</i>	£137,500 <i>10-Aug-2007</i>	£117,300	na	52	3
NE39 2PN	26 Chapel View <i>Property Type: Terrace</i>	£159,950 <i>27-Apr-2007</i>	£137,292	na	52	3
NE39 1PB	51 Dominies Close <i>Property Type: Detached</i>	£199,950 <i>30-Mar-2007</i>	£198,390	na	56	3
NE39 1QU	52 Sherburn Park Drive <i>Property Type: Semi-D</i>	£195,000 <i>12-Jun-2006</i>	£203,694	1959	81	3
NE39 1QU	37 Sherburn Park Drive <i>Property Type: Semi-D</i>	£178,000 <i>07-Mar-2006</i>	£188,496	1950	42	3
NE39 2PN	24 Chapel View <i>Property Type: Terrace</i>	£119,950 <i>24-Feb-2006</i>	£115,260	1970	59	3
NE39 1RA	1 Ashtree Close <i>Property Type: Detached</i>	£199,950 <i>17-Feb-2006</i>	£211,548	na	72	3
NE39 1PA	34 Dominies Close <i>Property Type: Semi-D</i>	£132,000 <i>30-Nov-2005</i>	£146,880	1985	36	3
NE39 1PB	93 Dominies Close <i>Property Type: Detached</i>	£179,950 <i>23-Sep-2005</i>	£192,984	1990	63	3
NE39 2PN	23 Chapel View <i>Property Type: Terrace</i>	£105,000 <i>08-Sep-2005</i>	£118,014	na	60	3







Property currently on the market in this area

 <p><b>Avon Close, NE39</b> £154,950 2 bed Detached 90+ days</p>	 <p><b>Cresswell Close, NE21</b> £179,950 3 bed Detached 79 Days</p>
 <p><b>Sherburn Park Drive, NE39</b> £154,950 3 bed Semi-D 23 Days</p>	 <p><b>Meldon Way, NE21</b> £169,950 4 bed Semi-D 90+ days</p>
 <p><b>Hillside Close, NE39</b> £130,000 3 bed Terrace 69 Days</p>	 <p><b>Westwood Close, NE16</b> £149,950 3 bed Semi-D 90+ days</p>
 <p><b>Lintzford Gardens, NE39</b> £179,995 4 bed Semi-D 54 Days</p>	 <p><b>Westwood Close, NE16</b> £149,950 3 bed Detached 90+ days</p>
 <p><b>Long Gair, NE21</b> £139,000 3 bed Semi-D 6 Days</p>	

The information above shows a selection of nearby properties currently on the market. Street name, postcode district, asking price, bedroom numbers, property type and number of days on market are shown for each property where available.

## Sales to asking price ratios

A difficult question for potential house buyers is how much of the asking price they should offer. Equally difficult is the decision a house seller has regarding how much of a discount to asking price they should accept. Ultimately the decision on price comes down to how keen the buyer is to buy and the seller is to sell, with the various alternatives either party has, playing an important role. In order to provide buyers and sellers with a feel for how much is typically offered, the properties below are recent sales in the area together with their asking price history. Please note that a lot depends on the setting of the initial price. Properties that are priced reasonably to begin with are likely to sell more quickly and for higher sale to asking price ratios.

	Days on market:	Initial asking price and date:	Last asking price and date:	Final selling price and date:	Ratio (%):
 <p><b>23 Chapel View, NE39 2PN</b> 3 bed terrace</p>	261 days	£129,950 - 17/02/2009	£119,950 - 05/11/2009	£119,950 - 02/11/2009	100.0%
<p>A three bedroom terraced property on CHAPEL VIEW, ROWLANDS GILL. The property on offer benefits from double glazing throughout and gas central heating, it has been refurbished by the current owner to ...</p>					
 <p><b>24 Deneway, NE39 1BD</b> 3 bed semi-d</p>	77 days	£220,000 - 28/11/2008	£220,000 - 13/02/2009	£210,000 - 12/03/2009	95.5%
<p>This three bedroom bungalow is located in a quiet cul-de-sac in Rowlands Gill. The property has been extensively refurbished to an extremely high standard with modern fixtures and fitting. The propert...</p>					
 <p><b>11 Burnopfield Road, NE39 1QQ</b> 3 bed terrace</p>	155 days	£119,950 - 13/02/2009	£115,000 - 18/07/2009	£113,000 - 06/07/2009	98.3%
<p>We welcome to the market this three bedrooms terraced property on BURNOPFIELD ROAD, ROWLANDS GILL. The property benefits from double glazing and gas central heating. Briefly comprising: entrance porch...</p>					
 <p><b>10 Cowell Grove, NE39 2JQ</b> 2 bed semi-d</p>	1006 days	£130,000 - 09/02/2007	£119,950 - 11/11/2009	£117,000 - 16/10/2009	97.5%
<p>This BEAUTIFULLY PRESENTED two bedroom semi detached house offers WELL MAINTAINED accommodation within a SEMI RURAL setting in Rowlands Gill. Buyers may particularly like the size of the dining kitche...</p>					
 <p><b>10 Barlow Road, NE21 6JT</b> 2 bed terrace</p>	229 days	£140,000 - 08/03/2009	£115,000 - 23/10/2009	£132,500 - 15/10/2009	115.2%
<p>A two bedroom terraced property is offered to auction with 8 acres of grazing land. The property benefits from double glazing and central heating. Briefly comprising: lounge, kitchen/diner, two bedroo...</p>					
 <p><b>11 Dene View, NE16 6QA</b> 4 bed terrace</p>	301 days	£219,950 - 28/11/2008	£199,950 - 25/09/2009	£170,000 - 04/09/2009	85.0%
<p>We are delighted to offer to the market this impressive three storey mid terraced house situated on DENE VIEW, BURNOPFIELD. The property is well presented throughout and will appeal to a variety of po...</p>					

## Recent sales

The list of property transactions below represents the most recent sales of properties in the same postcode district. The sales are ordered by date, starting with the most recently available information.

Transaction details are obtained from HM Land Registry -all © Crown copyright material is reproduced with the permission of Land Registry.

Postcode	Address	Beds	Tenure	Type	Date	Sale Price
NE39 2PB	18, Cowen Terrace	3	Freehold	Terrace	15/06/10	£100,000
NE39 2DL	6, Hillcroft	3	Freehold	Terrace	25/05/10	£102,500
NE39 2PU	15, Rowland Burn Way	5	Freehold	Detached	11/05/10	£410,000
NE39 1JX	37, South Sherburn		Freehold	Terrace	04/05/10	£57,500
NE39 2PU	15, Rowland Burn Way	5	Freehold	Detached	22/04/10	£400,000
NE39 1HF	13, Tollgate Road	5	Freehold	Detached	16/04/10	£485,000
NE39 2AR	16, Bute Road North	3	Freehold	Terrace	01/04/10	£100,000
NE39 1JG	Gibside Court, 2, Smailes Lane	5	Freehold	Semi-D	05/03/10	£223,000
NE39 2NG	3, Margaret Terrace	2	Freehold	Terrace	26/02/10	£80,000
NE39 2PN	18, Chapel View	3	Freehold	Terrace	05/02/10	£75,000
NE39 2JT	53, Leazes View	3	Freehold	Semi-D	04/02/10	£97,000
NE39 2NQ	18, Nell Terrace	3	Freehold	Terrace	03/02/10	£75,000
NE39 2HR	5, Strothers Road		Freehold	Detached	29/01/10	£139,000
NE39 1PA	33, Dominies Close	3	Freehold	Semi-D	15/01/10	£135,000
NE39 1QS	5, Sherburn Green	2	Freehold	Semi-D	11/01/10	£117,500
NE39 1BB	39, Deneway	2	Freehold	Semi-D	21/12/09	£134,000
NE39 2DN	79, Spen Burn	3	Freehold	Detached	18/12/09	£188,000
NE39 2PT	12, Gill Burn	4	Freehold	Detached	18/12/09	£465,000
NE39 2BL	6, Beechwood	3	Freehold	Detached	18/12/09	£210,000
NE39 1AZ	2, Hollinhill	3	Freehold	Semi-D	18/12/09	£135,000

## Average house prices

The table below shows the current average prices at which properties are selling, broken down according to Postcode District, Postcode Area and Nationally. It explains how different numbers of bedrooms produce different average prices.

Average Current Values	District -NE39	Area -NE	National
1 Bedroom properties	£113,700	£83,800	£137,100
2 Bedroom properties	£107,600	£103,000	£151,300
3 Bedroom properties	£150,900	£128,000	£176,900
4 Bedroom properties	£263,900	£231,000	£311,200
5+ Bedroom properties	£366,300	£314,000	£516,500

## Price: Earning ratios

The price to earnings ratio is a basic affordability measure for housing in a given area. It is the ratio of current average property values to average disposable income, expressed as years of earnings (i.e. a multiple of annual earnings). The lower the multiple the more affordable properties are within a particular area in relation to the average earnings of inhabitants of that area.

Ratios which are different from the national average do not necessarily imply that properties within an area are under or over valued. Factors unique to the specific location can cause such differences. Nevertheless, over the long run property prices tend to increase with earnings.

	NE39	NE	National
Average Current Value	£181,600	£153,600	£216,300
Average Earnings	£24,078	£18,837	£24,478
Price / Earnings	7.54x	8.15x	8.84x

## Housing stock & ownership

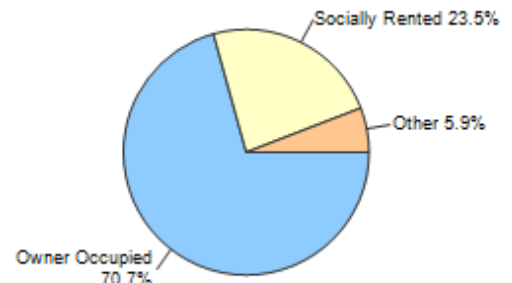
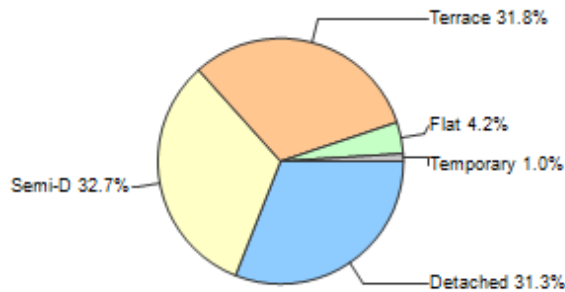
### Housing stock

	NE39	NE	National
<b>Total Detached</b>	1,207	81,798	6,181,989
<b>% Detached</b>	31.3%	15.1%	22.9%
<b>Semi-Detached</b>	1,261	157,771	7,720,538
<b>% Semi-Detached</b>	32.7%	29.1%	28.6%
<b>Terrace</b>	1,229	183,236	8,517,335
<b>% Terrace</b>	31.8%	33.8%	31.6%
<b>Flat</b>	162	118,828	4,562,762
<b>% Flat</b>	4.2%	21.9%	16.9%
<b>Temporary</b>	0	375	93,795
<b>% Temporary</b>	0.0%	0.1%	0.4%

### Home ownership

	NE39	NE	National
<b>Owner Occupied</b>	2,591	294,106	14,911,858
<b>% Owner Occupied</b>	70.7%	54.3%	66.2%
<b>Socially Rented</b>	860	144,063	4,155,391
<b>% Socially Rented</b>	23.5%	26.6%	18.4%

### Postcode District (NE39)



The pie charts above illustrate the relative proportions of the differing types of property found within the respective area. Based on information collected in the 2001 census, the pie charts also provide an indication of how common particular types of housing are within the various areas. It is important to note that as homes are demolished and built these percentages will fluctuate accordingly.

The pie charts are intended to help the reader understand tenure patterns at postcode district level. Across the country the dominant tenure is owner occupation, with the second largest tenure being the socially rented sector. Social housing is more prevalent in metropolitan areas than non-metropolitan areas. The exact proportions vary between locations.

## Demographics

The demographic data below allows you to gain an overall impression of the type of inhabitants and social makeup of the postcode district and postcode area as against the national average. The data below is obtained from the 2001 census.

	NE39	NE	National
<b>Population</b>	8,476	1,121,544	52,024,138
<b>Median Age</b>	42	40.46	39.05
<b>% Retirees</b>	25.22%	23.78%	21.96%
<b>% Unemployed</b>	3.05%	3.94%	3.22%
<b>% Educated to Degree level</b>	20.52%	19.00%	19.77%
<b>Full Time Students</b>	176	40,774	1,766,469
<b>% Full Time Students</b>	2.08%	3.64%	3.40%
<b>Total Migrants</b>	668	131,334	6,336,121
<b>% Total Migrants</b>	7.88%	11.71%	12.18%
<b>Average distance travelled to fixed place of work (km)</b>	18.87	18.49	14.63

## House price trends

<b>Growth rates</b>	<b>NE39</b>	<b>NE</b>	<b>National</b>
5yr house price growth	-3.61%	-3.61%	5.73%
5yr house price CAGR	-0.61%	-0.61%	0.93%
Last 12 months house price growth	1.75%	1.75%	7.49%
<b>Market characteristics</b>			
Market size Indicator: no. of transactions	2,154	304,393	15,908,408
Market size Indicator: total no. of properties	3,858	541,628	26,982,623
Market liquidity Indicator: transactions / properties	55.83%	56.20%	58.96%
Market growth indicator: new homes built	141	31,457	1,650,559
Market growth indicator: new builds / transactions	6.55%	10.33%	10.38%

5 year house price growth is a compounded measure of change in house prices over 5 years across the postcode district, postcode area and nationally.

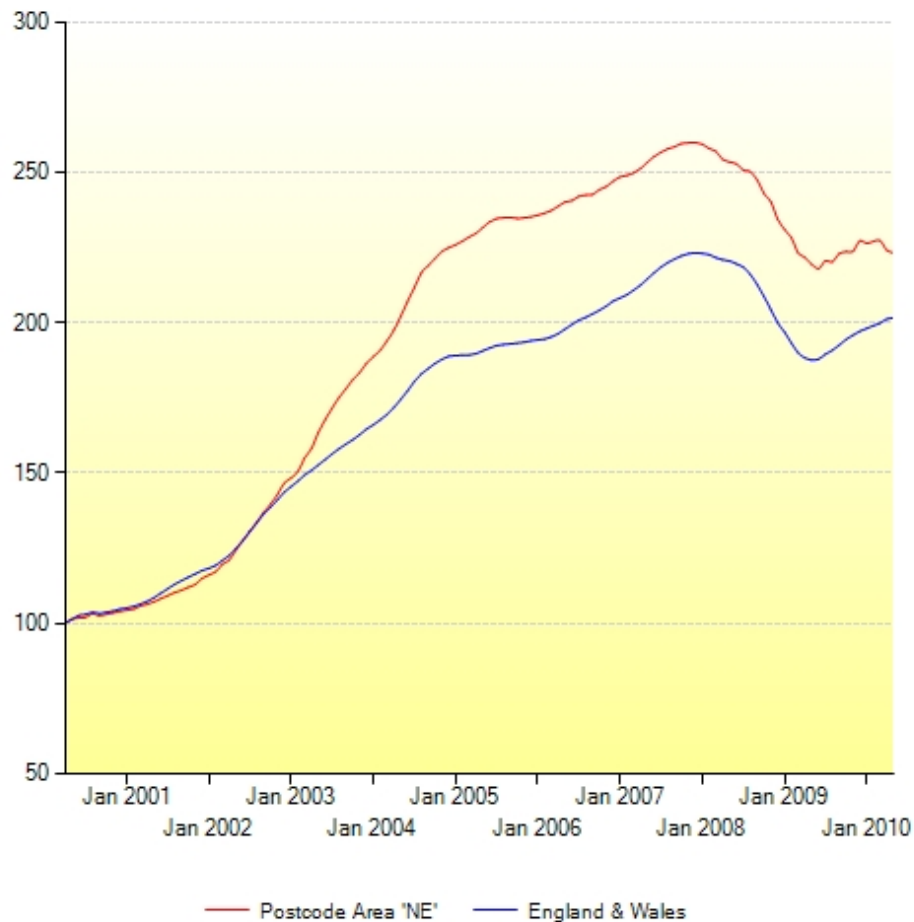
5 year CAGR is the rate that property values would have changed on an annual basis over the 5 year period.

Market Characteristics represent all the transaction notified to Land Registry since April 2000.

## House price indices

The house price indices below show historic movements in residential property prices at a postcode area and national level. Both indices are rebased to 100 at April 2000. For example, the date at which the line crosses 140 is when house prices have increased by 40% from April 2000.

Price indices are produced by Calnea Analytics -the official supplier of House Price Indices, and economic and statistical consultancy to HM Land Registry. The price indices are created using the repeat-sales regression model. Full details on the methodology are available at [www.calnea.com](http://www.calnea.com).



## Street rankings – most expensive

Where available, the rankings below show the most expensive streets within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Owlet Grange	£625,400	7	5	100
2	Tollgate Road	£478,192	12	27	100
3	High Mill Road	£470,613	8	20	100
4	High Hamsterley Road	£464,071	7	16	100
5	Lodge Close	£455,738	13	25	100
6	Brockwell Drive	£421,306	18	18	100
7	Rowland Burn Way	£413,317	41	32	100
8	Gill Burn	£404,260	15	10	100
9	Holmewood Drive	£399,825	8	17	100
10	High Horse Close Wood	£370,433	3	6	100
11	Parklands	£359,656	9	34	100
12	Long Close Road	£353,680	5	10	100
13	High Spen Court	£351,967	3	9	100
14	High Horse Close	£330,917	6	18	95
15	Wingrove	£326,233	3	13	93
16	West High Horse Close	£325,271	7	15	100
17	Strathmore Road	£321,654	13	40	93
18	Dipwood Road	£314,320	10	18	86
19	Lintzford Road	£312,650	14	63	98
20	Ashfield Court	£305,460	5	10	100
21	Stirling Lane	£289,833	6	9	90
22	Bute Drive	£263,591	11	17	100
23	Glamis Crescent	£246,900	6	44	100
24	Smailes Lane	£230,200	25	45	83
25	Orchard Close	£229,340	5	7	100
26	Taylor Avenue	£226,275	8	13	100
27	Station Road	£225,157	7	31	62
28	Lockhaugh Road	£224,888	8	28	97
29	Friarside Crescent	£222,840	5	15	100
30	The Granaries	£216,100	3	7	100

## Street rankings – least expensive

Where available, the rankings below show the least expensive streets within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Towneley Terrace	£68,638	26	39	100
2	Nell Terrace	£70,289	19	26	100
3	Margaret Terrace	£72,582	28	47	100
4	Olga Terrace	£74,660	10	22	100
5	South View East	£74,767	12	15	94
6	Barkwood Road	£75,308	13	112	100
7	Strothers Terrace	£75,545	20	37	100
8	North View East	£79,218	11	18	100
9	Alloy Terrace	£81,233	3	8	100
10	Briar Road	£81,575	4	12	100
11	Robert Terrace	£83,367	3	10	100
12	Watson Street	£84,407	15	30	100
13	Wellfield Road	£85,033	3	12	100
14	South View West	£86,760	10	12	100
15	Ethel Terrace	£86,900	4	12	100
16	East Street	£87,300	22	32	100
17	Glencoe Terrace	£87,450	12	15	94
18	Hollydene	£88,650	8	19	100
19	Pontop View	£88,767	3	20	100
20	Carnforth Gardens	£88,917	6	18	100
21	Dene View	£89,290	10	28	100
22	Whinfield Terrace	£92,050	8	64	98
23	Belle Vue	£94,000	3	4	100
24	Valley View	£94,125	8	30	100
25	Hillside Close	£94,571	7	28	100
26	Snipes Dene	£95,414	7	24	100
27	Thornfield Place	£95,800	12	18	100
28	West Street	£96,095	22	42	100
29	Wood Terrace	£97,233	6	15	100
30	Hillcroft	£97,563	8	16	100

## Street rankings – highest turnover

Where available, the rankings below show the streets with the highest turnover of properties within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Dominies Close	£198,220	56	105	99
2	Spenn Burn	£155,457	53	82	100
3	Windsor Court	£156,616	45	24	100
4	Cowell Grove	£155,700	43	47	100
5	Rowland Burn Way	£413,317	41	32	100
6	South Sherburn	£118,052	33	177	100
7	Dene Avenue	£187,647	32	43	100
8	Hollinhill	£164,103	29	74	100
9	Margaret Terrace	£72,582	28	47	100
10	Orchard Road	£199,296	27	49	100
11	Towneley Terrace	£68,638	26	39	100
12	Smailes Lane	£230,200	25	45	83
13	Cowen Terrace	£103,886	22	34	100
14	East Street	£87,300	22	32	100
15	West Street	£96,095	22	42	100
16	Deneway	£174,852	21	50	100
17	Sherburn Park Drive	£167,324	21	78	100
18	Ponthaugh	£182,020	20	50	100
19	Strothers Terrace	£75,545	20	37	100
20	Nell Terrace	£70,289	19	26	100
21	Brockwell Drive	£421,306	18	18	100
22	Hugar Road	£113,750	18	33	94
23	Burnopfield Road	£112,731	16	60	97
24	The Crescent	£118,256	16	48	100
25	Chapel View	£103,373	15	27	100
26	Gill Burn	£404,260	15	10	100
27	Thornley Lane	£208,100	15	40	98
28	Watson Street	£84,407	15	30	100
29	Lintzford Road	£312,650	14	63	98
30	Norman Road	£172,429	14	33	97

## Street rankings – most residential

Where available, the rankings below show the streets with the highest proportion of residential property within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	South Sherburn	£118,052	33	177	100
2	Barkwood Road	£75,308	13	112	100
3	Dominies Close	£198,220	56	105	99
4	Spenn Burn	£155,457	53	82	100
5	Sherburn Park Drive	£167,324	21	78	100
6	Hollinhill	£164,103	29	74	100
7	Whinfield Terrace	£92,050	8	64	98
8	Lintzford Road	£312,650	14	63	98
9	Burnopfield Road	£112,731	16	60	97
10	Deneway	£174,852	21	50	100
11	Ponthaugh	£182,020	20	50	100
12	Orchard Road	£199,296	27	49	100
13	The Crescent	£118,256	16	48	100
14	Cowell Grove	£155,700	43	47	100
15	Margaret Terrace	£72,582	28	47	100
16	Smailes Lane	£230,200	25	45	83
17	Glamis Crescent	£246,900	6	44	100
18	Dene Avenue	£187,647	32	43	100
19	West Street	£96,095	22	42	100
20	Strathmore Road	£321,654	13	40	93
21	Thornley Lane	£208,100	15	40	98
22	Towneley Terrace	£68,638	26	39	100
23	Hookergate Lane	£155,267	6	38	81
24	Strothers Terrace	£75,545	20	37	100
25	Cowen Terrace	£103,886	22	34	100
26	Parklands	£359,656	9	34	100
27	Hugar Road	£113,750	18	33	94
28	Norman Road	£172,429	14	33	97
29	East Street	£87,300	22	32	100
30	Rowland Burn Way	£413,317	41	32	100

## Recent market activity - flips

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£133,000	Mar-00	£400,000	Nov-09	200.8	12.1	6 Brockwell Drive
£24,950	Apr-00	£75,000	Feb-10	200.6	11.9	18 Nell Terrace
£115,000	Feb-04	£178,850	Oct-09	55.5	8.1	40 Norman Road
£208,000	Jul-01	£400,000	Apr-10	92.3	7.8	15 Rowland Burn Way
£115,000	Aug-02	£182,500	Sep-09	58.7	6.8	52 Ponthaugh
£137,000	Mar-00	£223,000	Mar-10	62.8	5.0	2 Gibside Court Smailes Lane
£79,000	Aug-00	£120,000	Aug-09	51.9	4.7	14 Cowell Grove
£68,000	May-05	£80,000	Feb-10	17.7	3.5	3 Margaret Terrace
£105,000	Sep-05	£119,950	Nov-09	14.2	3.3	23 Chapel View
£191,550	Jul-04	£212,500	Nov-09	10.9	2.0	3 Orchard Close

This table shows the top ten recent transactions ordered by annualised price change. These represent repeat sales added to the Land Registry database within the last month.

## Recent market activity - flops

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£155,000	Mar-08	£118,000	Oct-09	-23.9	-16.2	1 Sherburn Park Drive
£299,950	Jul-07	£220,000	Sep-09	-26.7	-13.1	1 The Turbine House
£495,000	Nov-07	£410,000	Oct-09	-17.2	-9.5	36 Lodge Close
£536,250	Dec-05	£435,000	Dec-09	-18.9	-5.1	20 High Hamsterley Road
£172,000	Oct-03	£139,000	Jan-10	-19.2	-3.3	5 Strothers Road
£170,000	Dec-07	£159,950	Oct-09	-5.9	-3.2	58 Spen Burn
£485,000	Aug-08	£465,000	Dec-09	-4.1	-3.0	12 Gill Burn
£185,000	Sep-05	£164,000	Nov-09	-11.4	-2.8	23 Orchard Avenue
£139,950	Aug-04	£135,000	Jan-10	-3.5	-0.7	33 Dominies Close
£355,000	Nov-06	£352,500	Nov-09	-0.7	-0.2	19 Lintzford Road

This table shows the bottom ten recent transactions ordered by annualised price change. These represent repeat sales added to the Land Registry database within the last month. Where there have been less than ten of these transactions in this postcode district some properties may appear in both the 'flips' and 'flops' lists.

## Crime statistics

Based on police recorded crime reports (for the financial year 2007/8) Gateshead ranks at 146 out of the 373 CDRPs (Crime and Disorder Reduction Partnerships). The larger the rank number the worse the levels of crime.

	<b>Gateshead</b>	<b>Tyne And Wear</b>	<b>National</b>
<b>Violence</b>	13.00	14.80	16.20
<b>Sexual Offence</b>	1.00	1.00	0.98
<b>Robbery</b>	1.00	0.80	0.99
<b>Burglary</b>	3.00	3.80	4.21
<b>Theft of Motor</b>	2.00	2.40	2.68
<b>Theft from Motor</b>	7.00	6.20	6.88

The numbers above refer to offences per 1,000 people. Local crime figures are reported by Crime and Disorder Reduction Partnerships (CDRPs). These are local partnerships of police, local authorities and various other organisations. Please refer to the relevant local area guide on Mouseprice for more information on this postcode district.

## Notes

### **Use of Information**

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