

MOUSEPRICE.COM'S MOST AFFORDABLE STREET RANKINGS 2011



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NATIONAL REPORT

Rank	Street	Locality	Postcode	Average Value	Region
1	Angle Street	Burnley	BB10	£32,400	North West
2	Fernhill	Mountain Ash	CF45	£32,700	Wales
3	Elmwood Street	Burnley	BB11	£38,300	North West
4	Spencer Street	Burnley	BB10	£38,400	North West
5	Colville Street	Burnley	BB10	£39,300	North West
6	Haig Street	Ferryhill	DL17	£39,600	North East
7	Shakespeare Street	Bootle	L20	£39,800	North West
8	Hurtley Street	Burnley	BB10	£39,900	North West
9	Brynawelon	Ebbw Vale	NP23	£40,100	Wales
10	Norman Street	Burnley	BB10	£40,100	North West
11	Hampden Street	Middlesbrough	TS6	£40,200	North East
12	Athol Street North	Burnley	BB11	£40,600	North West
13	Richardson Street	Hartlepool	TS26	£40,700	North East
14	Monmouth Street	Burnley	BB12	£40,900	North West
15	Ethel Street	Newcastle upon Tyne	NE4	£40,900	North East
16	Every Street	Burnley	BB11	£41,300	North West
17	Ford Street	Burnley	BB10	£41,400	North West
18	Clegg Street	Burnley	BB10	£41,500	North West
19	East Lea	Newbiggin-By-The-Sea	NE64	£41,500	North East
20	Thorn Street	Burnley	BB11	£42,100	North West

The Mouseprice Most Affordable Street Rankings 2011 reveals that the street with the lowest average property value in England and Wales is Angle Street, BB10, located in Burnley, Lancashire. This road has an average property value of £32,400. This is the first time that the street has been listed in the rankings. There were 2 sales on Angle Street in 2010- one for £26,500 and the other for £31,000.

Fernhill, located north of Cardiff in CF45, is in second place this year, with an average value of £32,700. Last year this road took the top spot, with an average property value of £28,600. Fernhill is located to the north of Cardiff, closer to Merthyr Tydfil than the capital city itself.

The third most affordable street in England and Wales is Elmwood Street, in Burnley, BB11. The road has an average property value of £38,300. It came in ninth place in last year's report. The road is located close to the M65 next to Burnham Trading Park.

The North West heavily dominates the rankings, with 13 of the 20 most affordable streets (65 per cent) appearing in the region. 5 of the streets in the rankings are located in the North East, while 2 are in Wales. Evidently, the North-South divide still exists, as none of the southern regions make an appearance in the rankings.

All of the streets which featured in last year's national report (5 out of the 20) experienced small increases in value.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

HOW HAVE THESE STREETS BEEN IDENTIFIED?

Property information providers, Mouseprice.com, have used Land Registry price paid data to calculate current average property values for every street in England and Wales. The average property values are based upon previous transaction data and indexation calculations. The Land Registry dataset includes all properties sold since January 1995. In certain circumstances, these lists may include properties in streets which have not sold in normal free market conditions, such as ‘right to buy’ and compulsory purchase schemes or areas already subject to regeneration and or demolition. Similarly, since values are calculated using previous transaction price data, value added through home improvement spend or area regeneration since the last transaction on each property will not be reflected in the average property price for each street.

For further information about Mouseprice.com please consult the notes section of this document, or visit www.mouseprice.com.

AVERAGE PRICE VALUE OF THE TOP 10 STREETS IN EACH REGION

The data below lists the average property values of the top 10 streets in each region. The data shows that the North West is the most affordable region in England and Wales, with the 10 least expensive streets here displaying an average value of £39,100. In last year’s report, the North West was in the top spot, which an average value of £36,430.

As in previous years, there is a clear North/South divide, with northern areas displaying lower property prices than those in the south. All of the region’s averages have risen from last year.

Rank	Region	Average of top 10 streets
1	North West	£39,100
2	North East	£41,620
3	Wales	£43,830
4	Yorkshire & the Humber	£46,270
5	South East	£49,080
6	East Midlands	£50,080
7	West Midlands	£50,220
8	East	£57,900
9	South West	£71,830
10	Greater London	£106,110

THE EAST

Rank	Street	Locality	Postcode	Average Value
1	Austin Avenue	Clacton-On-Sea	CO15	£51,600
2	Riley Avenue	Clacton-On-Sea	CO15	£53,200
3	Hillman Avenue	Clacton-On-Sea	CO15	£55,400
4	Talbot Avenue	Clacton-On-Sea	CO15	£57,800
5	Morris Avenue	Clacton-On-Sea	CO15	£58,100
6	Fern Way	Clacton-On-Sea	CO15	£59,100
7	Essex Avenue	Clacton-On-Sea	CO15	£59,400
8	Humber Avenue	Clacton-On-Sea	CO15	£59,800
9	Ruthin Close	Luton	LU1	£61,400
10	Kinghorn Road	Norwich	NR2	£63,200

The Mouseprice Most Affordable Street Rankings 2011 can reveal that the most affordable street in the East of England is Austin Avenue, CO15, with an average property value of £51,600. This street is located next to the coast in Jaywick, south-west of Clacton-on-Sea. This street was in second place last year.

The second most affordable street in the East is Riley Avenue, located very close to Austin Avenue. The average value for a property here is £53,200. This street was in the top spot last year with an average property value of £49,000.

Coming in at number three is Hillman Avenue, which is within close walking distance to the top two and is also located in CO15. Property values here average £55,400. This road ranked at number 7 in last year's report and has fallen slightly in value from last year, when the average was £56,800.

The majority of the top 10 most affordable streets in the East of England are located in Clacton-On-Sea, CO15. As with last year's results, the streets which appear in this area make up eighty per cent of the rankings. All of the streets listed in CO15 are very close to one another and are close to the seashore.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

EAST MIDLANDS

Rank	Street	Locality	Postcode	Average Value
1	Recreation Drive	Shirebrook	NG20	£48,500
2	Wilkins Drive	Allenton	DE24	£48,700
3	Cross Hedge Close	Leicester	LE4	£48,800
4	Hutton Street	Alvaston	DE24	£49,500
5	Lord Street	Mansfield	NG18	£49,500
6	Apple Tree Close	Newark	NG24	£50,100
7	Brand Lane	Sutton-In-Ashfield	NG17	£50,500
8	New Lane	Stanton Hill	NG17	£51,100
9	Manor Court Road	Bolsover	S44	£51,800
10	Linden Terrace	Gainsborough	DN21	£52,300

Recreation Drive, located in Shirebrook, NG20, is the most affordable street in the East Midlands, with an average property value of £48,500. It came in at number three in last year's rankings, when the average property value was £46,700. The road is located north of Mansfield, east of Chesterfield and south of Worksop.

The second least expensive street is Wilkins Drive, located in Allenton DE24, with an average property value of £48,700. This road came in fifth place in last year's rankings.

The third most affordable street is Cross Hedge Close, LE4 with an average property value of £48,800. This street did not appear in the listings last year.

There are 8 different postcode districts in this year's top 10 list, which highlights that the most affordable streets in the East Midlands are not all clustered in one area.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

GREATER LONDON

Rank	Street	Locality	Postcode	Average Value
1	Arthur Street	Bexley	DA8	£99,900
2	Mulgrave Road	Greenwich	SE18	£100,100
3	Frobisher Road	Bexley	DA8	£101,800
4	Shinners Close	Croydon	SE25	£104,000
5	Becton Place	Bexley	DA8	£105,400
6	Veronica Close	Havering	RM3	£107,000
7	Cook Square	Bexley	DA8	£108,600
8	Hunsdon Close	Barking & Dagenham	RM9	£110,300
9	Aidan Close	Barking & Dagenham	RM8	£111,800
10	Matthews Close	Havering	RM3	£112,200

Mouseprice can reveal that the most affordable street in Greater London is Arthur Street, located in Bexley, DA8. The average property value in this road is £99,900. The road contains tower blocks and is close to the railway line that runs between Slade Green Rail and Erith Rail. It is also close to Erith Stadium. The last sale in Arthur Street was for £80,000 in 2010. This road appeared in 7th place in last year's report, when properties here were worth an average of £104,900.

In the number two spot this year is Mulgrave Road, located in Greenwich, SE18. The average property price in this road is £100,100. This street didn't appear in last year's report. It is located fairly close to Woolwich Dockyard Rail.

In third place is Frobisher Road, in Bexley, DA8. Properties here are worth an average of £ 101,800. This road is located close to this year's number 1, Arthur Road, just south of the River Thames.

This year only 1 of the streets has an average value under £100,000. In last year's report, it was 50 per cent.

DA8 is the postcode district which appears most frequently, with 4 entries on the list. These streets can be found close to one another, showing that this area has several affordable streets. The area can be found just south of the River Thames, close to Slade Green and Erith Stadium and east of Central London.

None of the most affordable streets in Greater London are located in the west of the city, while there were 2 in last year's report. Four streets appear in the Romford and Dagenham area, to the east of Central London. There include: Veronica Close (number 6), Hunsdon Close (no 8), Aidan Close (no 9) and Matthews Close (no 10). Mulgrave Road (no 2) is located in Greenwich to the east of the centre, while Shinners Close in SE25 is located in the south east of London.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

THE NORTH EAST

Rank	Street	Locality	Postcode	Average Value
1	Haig Street	Ferryhill	DL17	£39,600
2	Hampden Street	Middlesbrough	TS6	£40,200
3	Richardson Street	Hartlepool	TS26	£40,700
4	Ethel Street	Newcastle upon Tyne	NE4	£40,900
5	East Lea	Newbiggin-by-the-Sea	NE64	£41,500
6	Broadway	Middlesbrough	TS6	£42,200
7	Rodney Street	Hartlepool	TS26	£42,500
8	Anthony Street	Peterlee	SR8	£42,700
9	Cadogan Street	Middlesbrough	TS3	£42,700
10	Eden Terrace	Ferryhill	DL17	£43,200

The most affordable street in the North East is currently Haig Street in Ferryhill DL17, with an average property value of £39,600. The road is located close to the A1 and is south of Newcastle upon Tyne, north of Darlington and north west of Middlesbrough. This road didn't appear in last year's listings.

The second most affordable street in the North East is Hampden Street in east Middlesbrough, TS6, where the average property value is £40,200. It can be found fairly close to Skippers Lane Industrial Estate. This road was not included in last year's rankings.

The third most affordable street is Richardson Street in Hartlepool TS26. The average property value here is £40,700. This road can be found close to Hartlepool United Football Club and Middleton Grange Shopping Centre. This road did not appear in last year's report.

This year's rankings show a variety of different postcode districts, showing that the most affordable streets are not clustered in one area.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

THE NORTH WEST

Rank	Street	Locality	Postcode	Average Value £
1	Angle Street	Burnley	BB10	£32,400
2	Elmwood Street	Burnley	BB11	£38,300
3	Spencer Street	Burnley	BB10	£38,400
4	Colville Street	Burnley	BB10	£39,300
5	Shakespeare Street	Bootle	L20	£39,800
6	Hurtley Street	Burnley	BB10	£39,900
7	Norman Street	Burnley	BB10	£40,100
8	Athol Street North	Burnley	BB11	£40,600
9	Monmouth Street	Burnley	BB12	£40,900
10	Every Street	Burnley	BB11	£41,300

The most affordable street in the North West is Angle Street, situated in Burnley, BB10. The average property value here is £32,400. This is the first time that the street has been listed in the rankings. There were 2 sales on Angle Street in 2010- one for £26,500 and the other for £31,000. Interestingly, Angle Street is also the most affordable street nationally. In addition, each of the top 10 most affordable streets in the North West also appear in the national top 20.

The second most affordable street is Elmwood Street in BB11, with an average property value of £38,300. This street was in third place last year, with an average property value of £35,800. The road is located south of the M65, with Burnley Barracks, Burnley Barracks railway station and Burnham Trading Park to the north east.

Coming in at number three is Spencer Street in BB10. The average property value here is £38,400. This road came in at number 5 in last year's rankings and is located within walking distance to Angle Street, this year's top street.

Interestingly, all but one of the most affordable streets in the North West are located in Burnley. Half of the streets in the rankings are located in BB10, while there are 3 streets in BB11. L20 and BB12 each appear once.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

THE SOUTH EAST

Rank	Street	Locality	Postcode	Average Value
1	Plantain Court	Walnut Tree	MK7	£45,200
2	Nimrod Drive	Gosport	PO13	£45,400
3	Lands End Grove	Emerson Valley	MK4	£46,600
4	Kelsey Close	Emerson Valley	MK4	£49,500
5	Samson Close	Gosport	PO13	£49,500
6	Howitt Drive	New Bradwell	MK13	£49,600
7	Mahler Close	Walnut Tree	MK7	£50,400
8	Tompkins Close	Shenley Brook End	MK5	£50,500
9	Nielson Court	Walnut Tree	MK7	£51,800
10	Lindores Croft	Monkston	MK10	£52,300

Mouseprice.com can reveal that the most affordable street in the South East is Plantain Court in MK7, with an average property value of £45,200. Plantain Court took the fourth spot last year with an average of £44,200. This road is located near Walton Hall and Woughton Park in the South East of Milton Keynes.

In at number 2 this year is Nimrod Drive in PO13, which is last year's number 1. The average property price here is £45,400. This figure has risen from last year, when the average was £41,500. PO13 is a coastal district located west of Portsmouth, in Gosport. This street is located between The Solent to the west and Portsmouth Harbor to the east.

Ranked at number three is Lands End Grove in MK4. MK4 is the largest postcode district in the MK area and is situated in the south west of Milton Keynes. Properties here are worth an average of £46,600. This street was also in third place last year, when its average value was £44,100.

MK7 is the most frequently occurring postcode district, containing 30 per cent of the streets on the list. 8 of the 10 streets in the top ten centre around Milton Keynes.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

THE SOUTH WEST

Rank	Street	Locality	Postcode	Average Value £
1	Cheriton Close	Plymouth	PL5	£65,300
2	Cobham Court	Cheltenham	GL51	£68,000
3	Castle Dyke	Launceston	PL15	£69,200
4	Monkscroft	Cheltenham	GL51	£69,600
5	Briardale Road	Plymouth	PL2	£69,900
6	Burbage Road	Swindon	SN2	£74,500
7	Azelin Court	Swindon	SN3	£74,900
8	Woodford Court	Abbeymead	GL4	£75,100
9	Columbia Close	Gloucester	GL1	£75,600
10	Cavalier Way	Wincanton	BA9	£76,200

The most affordable street in the South West region is Cheriton Close in Plymouth PL5, with an average value of £65,300. This road did not appear in the rankings last year.

Coming in at number two is Cobham Court, located in Cheltenham GL51, with an average property value of £68,000. This road was ranked at number 5 in last year's report, when the average value was £67,100. His road can be found next to Cheltenham Trade Park and Kingsditch Trading Estate.

Castle Dyke in Launceston PL15 comes in at number 3 this year, with an average value of £69,200. This road is located next to Launceston Castle.

GL51 is the only postcode district that appears twice in the list. This shows that the most affordable streets are not clustered in a small area.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

WALES

Rank	Street	Locality	Postcode	Average Value £
1	Fernhill	Mountain Ash	CF45	£32,700
2	Brynawelon	Ebbw Vale	NP23	£40,100
3	Islwyn Close	Ebbw Vale	NP23	£44,000
4	Edward Street	Ferndale	CF43	£44,200
5	Hill Street	Abertillery	NP13	£45,200
6	Heol Twyn Du	Merthyr Tydfil	CF48	£45,600
7	Brynhyfryd	Ferndale	CF43	£45,900
8	Pontlottyn Road	Bargoed	CF81	£46,200
9	Heol Bryn Gwyn	Aberdare	CF44	£46,700
10	Heol Llechau	Porth	CF39	£47,700

Mouseprice can reveal that the most affordable street in Wales is Fernhill in CF45 with an average value of £32,700. It has now been in the top spot for 3 consecutive years. The value of the road has increased from last year, when the figure was £28,600. The road also appears in the national list at number 2. Fernhill is located to the north of Cardiff, closer to Merthyr Tydfil than the capital city itself.

Brynawelon comes in second place, with an average property value of £40,100. Brynawelon is located south of Merthyr Tydfil, between Aberdare General Hospital and Aberdare Golf Club. Last year Brynawelon came in fourth place, with an average of £40,300.

In at number three is Islwyn Close, with an average value of £44,000. This road is located in the same postcode district to this year's number 2. The two roads are separated by West Monmouthshire Golf Club.

70 per cent of the streets on this year's report are located in the postcode area CF. Three streets on the list are located in the NP postcode area. Two of the postcode districts appear twice: NP23 and CF43.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

THE WEST MIDLANDS

Rank	Street	Locality	Postcode	Average Value £
1	St Cecilia Close	Hoobrook	DY10	£43,800
2	Churchfield Avenue	Tipton	DY4	£49,700
3	Century Street	Stoke-On-Trent	ST1	£49,800
4	Lowther Street	Stoke-On-Trent	ST1	£50,000
5	Beacon View Road	West Bromwich	B71	£50,700
6	Douglas Street	Stoke-On-Trent	ST1	£51,100
7	Furnival Street	Stoke-On-Trent	ST6	£51,300
8	Tudor Road	Nuneaton	CV10	£51,500
9	Harper Street	Stoke-On-Trent	ST6	£51,700
10	Tudor Court	Tipton	DY4	£52,600

Mouseprice can reveal that the most affordable street in the West Midlands is St Cecilia Close, in Hoobrook DY10. The average property value on this street is £43,800. This street has risen from second place in last year's report, when the average value was £43,300.

In second place is Churchfield Avenue in Tipton DY4, which has an average property value of £49,700. This street was ranked at number 10 last year, with an average value of £49,200.

Century Street in ST1 comes third in the rankings, with an average of £49,800. This road did not appear in last year's rankings.

ST1 is the postcode district which appears most frequently in the rankings, with 3 entries. DY4 and ST6 both appear twice. All of the other streets are located in different postcode districts throughout the region.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

YORKSHIRE AND THE HUMBER

Rank	Street	Locality	Postcode	Average Value £
1	Alfred Street	Halifax	HX1	£42,200
2	Guildford Street	Grimsby	DN32	£45,600
3	Aylesford Street	Hull	HU3	£45,800
4	Conway Street	Halifax	HX1	£46,400
5	Jarratt Street	Bradford	BD8	£46,600
6	Howard Street	Halifax	HX1	£46,700
7	Welbury Grove	Hull	HU9	£47,200
8	Frank Street	Bradford	BD7	£47,200
9	Princes Crescent	Conisbrough	DN12	£47,300
10	Temple View Place	Leeds	LS9	£47,700

Mouseprice can today reveal the most affordable street in Yorkshire and the Humber as Alfred Street in Halifax, HX1. The average price of a property here is £42,200. This road did not appear in last year's rankings.

In second place is Guildford Street, DN32, where the average price is £45,600. The road is located in Grimsby, south of New Clee and Grimsby Docks railway stations.

At number three is Aylesford Street HU3, with an average value of £45,800. This street is located in Hull, just south of Hull City Football Club and south west of Hull Royal Infirmary.

The postcode district HX1 occurs the most frequently in the rankings, appearing 3 times. All of the other postcode districts appear just once, showing that the most affordable streets in Yorkshire and the Humber are not all clustered in one area.

This list may include properties in streets which have not sold in normal free market conditions, such as 'right to buy' and compulsory purchase schemes or areas already subject to demolition and regeneration.

NOTES TO EDITORS

RANKING METHOD

Details of all property transactions that have been recorded by Land Registry since January 1995 are included within the calculation of the rankings. The Mouseprice Street Rankings 2011 are calculated utilising the latest in automated valuation model (AVM) technology. Each street in England & Wales was given a value representing the arithmetic mean of the current value of properties in each street. The street rankings utilise a data set of approximately 15 million properties. Various data sources are employed; however, price paid data from Land Registry represents the largest single dataset.

The rankings aim to show the average cost of residential property ownership on a given street. As such, streets which predominantly consist of flats will tend to rank more highly than streets which predominantly consist of detached properties. The rankings are designed to convey a measure of affordability, and as such, are not based on a £ per square foot calculation.

Streets may be excluded from the rankings if firstly, they contain too few transactions, secondly, they have not had sufficient recent property transactions and thirdly, they do not possess consistent house prices.

ABOUT MOUSEPRICE.COM

Mouseprice.com is a property portal that also provides free home valuations on every property in the country.

Please attribute research to Mouseprice.com and include a link to <http://www.mouseprice.com> where appropriate. Text within this document can be used as a quotation attributed to Zipporah Morrison Baker, spokesperson for Mouseprice.com

Mouseprice.com could be described in the following ways:

"Analysis conducted by mouseprice.com, provider of free instant online valuation estimates for all residential properties in England and Wales"

"Mouseprice.com is a source of property market information for home movers and nosy neighbours alike. The website enables you to find out for free what properties in your area have sold for, an estimate of what they are worth and contains statistics on how property prices have changed."

PRESS ENQUIRIES

Mouseprice has a wealth of data and technical expertise enabling us to track various property market trends. If you require any property related information or comment, please feel free to contact us using the following details:

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