



LSL Land & New Homes

New Build Index

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info@lslandandnewhomes.co.uk
www.lsl-landandnewhomes.co.uk

- 3.2% year on year growth in new build prices
- Growth is evident in all regions with the exceptions of Scotland and Wales.
- Greater London and the South East continue to be the best performing regions with year on year growth rates of 7.2% and 3.8% respectively

Once again the property market has been the focus of much media attention in recent weeks with the welcome news that the second phase of the Help to Buy Scheme was to be brought forward opening up, from now on, much greater opportunities for would be buyers to 'make a move'. It's great news but it's not necessarily going to be all plain sailing as James McAuley Director of LSL Land & New Homes – www.lsl-landandnewhomes.co.uk – comments:

"I think most people within the homebuilding industry would agree that the recent Government announcement was a good one and, building on the success of the first phase of Help to Buy, signified another step forward towards

improvement in the market. Inevitably, however, as the good news sank in there came the realisation that there simply aren't enough houses to meet demand and so, yet again, the focus turned on the need for more building to take place. At the same time, however, came concerns about a key obstacle in the developers way - Planning Conditions. While we see in the LSL House Price Index that prices are rising across most regions, and particularly in Greater London and the South East, it is important that local authorities begin accepting the part they play in the house building process can make, or even break, the house builders chances of meeting local demand and that potentially their intervention could actually impact on future prices - only time will tell".



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LSL Land & New Homes is a trading style for members of the LSL Property Services Group Estate Agency Division, one of the leading residential property services groups in the UK.



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Notes

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LSL Land & New Homes is a trading style for members of the LSL Property Services Group Estate Agency Division, one of the leading residential property services groups in the UK. It's strategy is to create partnerships with developers and builders to support their objectives and add value to their businesses. It can provide integrated solutions for their benefit drawing on the expertise of companies who are also under the LSL Group umbrella including valuation services (e.surv), rental portfolio services, asset management services and estate agency services fronted by well-known high street estate agency brands like Your Move and Reeds Rains. Services can be tailored to suite individual needs from bespoke site sales and marketing, agency referral to the disposal of part exchange, assisted schemes and new build stock, land sales and acquisitions.

For further information or enquiries regarding the underlying data of the LSL New Build Index, please contact Richard Sexton via email richard.sexton@esurv.co.uk or by phoning 07968 932118.

For further information about the LSL Property Services Group including LSL Land & New Homes and e.surv, visit www.lslps.co.uk



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Average new homes prices in the period October 2012 to September 2013 - and % variation over same period 2012/2013

Scotland*	2013	%+/-
Detached	£249,922	0.4%
Flats	£130,275	-4.3%
Semis	£185,263	3.7%
Terrace	£169,057	-11.6%

*Size adjusted average price

North West*	2013	%+/-
Detached	£269,994	-1.0%
Flats	£120,174	4.1%
Semis	£165,567	2.4%
Terrace	£156,585	3.6%

*Size adjusted average price

West Midlands*	2013	%+/-
Detached	£293,022	2.3%
Flats	£124,134	-4.5%
Semis	£182,836	0.1%
Terrace	£179,536	3.9%

*Size adjusted average price

Wales*	2013	%+/-
Detached	£244,648	3.2%
Flats	£122,605	-5.5%
Semis	£158,048	-2.6%
Terrace	£155,426	-6.7%

*Size adjusted average price

South West*	2013	%+/-
Detached	£316,128	3.9%
Flats	£153,672	-2.0%
Semis	£209,301	4.9%
Terrace	£199,259	1.3%

*Size adjusted average price

Greater London*	2013	%+/-
Detached	£526,116	-4.1%
Flats	£311,762	7.9%
Semis	£398,383	1.4%
Terrace	£409,163	5.6%

*Size adjusted average price

North East*	2013	%+/-
Detached	£245,437	4.1%
Flats	£105,070	-2.0%
Semis	£150,573	1.5%
Terrace	£156,615	4.6%

*Size adjusted average price

Yorkshire & the Humber*	2013	%+/-
Detached	£258,882	4.4%
Flats	£113,538	-2.5%
Semis	£156,946	0.7%
Terrace	£150,427	2.8%

*Size adjusted average price

East Midlands*	2013	%+/-
Detached	£252,845	3.1%
Flats	£102,003	4.1%
Semis	£162,153	4.0%
Terrace	£155,542	4.2%

*Size adjusted average price

East Anglia*	2013	%+/-
Detached	£326,419	-1.8%
Flats	£182,197	4.3%
Semis	£231,310	0.7%
Terrace	£228,110	3.7%

*Size adjusted average price

South East*	2013	%+/-
Detached	£419,596	6.0%
Flats	£180,959	3.6%
Semis	£270,481	2.2%
Terrace	£256,787	3.2%

*Size adjusted average price

