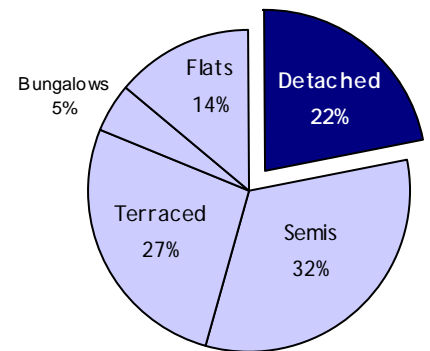


Special Feature 1: Detached Properties

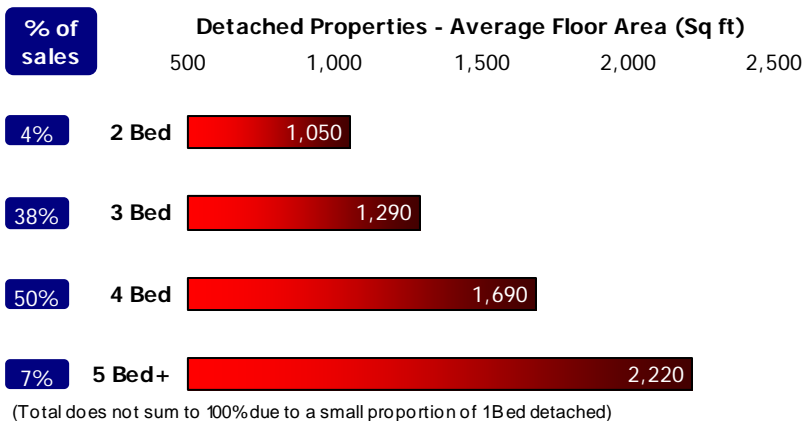
- One fifth of homes purchased are detached
- A typical five bed detached house is twice as big as a typical terraced house
- Three-quarters of new-build properties have four or more bedrooms
- Detached property prices have increased by 41% over the past five years compared to an average rise of 50% for all property types



In addition to reporting average UK property prices, Nationwide publishes figures for the four main property types; detached, semi-detached, terraced and flats. This report, the first in a series of four, outlines the typical characteristics of detached properties, based on our survey of properties bought, and how this style of house has changed over time.

Detached Houses

Proportion of total UK sales: 22%
Proportion of housing stock¹: 23%
Average floor area: 1,542 sq ft (143m²)
Average number of bedrooms: 3.6
Region with highest proportion: East Midlands (32% of sales)
Region with lowest proportion: London (4% of sales)
UK typical price (Q1 2008): £246,516
Increase over last year: 2.9%
Increase over last five years: 40.8%



Detached houses are, on average, bigger than other property types and, with an average floor area of around 1,542 sq ft (143m²), a third bigger than a typical semi and twice as big as a typical terraced property. But, as the chart on the left illustrates, this varies enormously depending on the number of bedrooms. 88% of detached houses have either three or four bedrooms. Trading up to a four bed means more than just an extra bedroom though; you usually get an extra bathroom too and even some more space elsewhere. A generously-sized

double bedroom with en-suite might occupy around 250 sq ft (23m²), with a further 150 sq ft (14m²) of extra space elsewhere in the form of additional hall space, larger bedrooms, living room or kitchen².

7% of detached properties have five or more bedrooms; the typical floor area of these properties is around 2,220 sq ft (206m²), enough room for two typically-sized terraced houses.

The table below highlights some interesting differences in detached houses depending on when they were built. Properties built pre-World War II have the largest average floor area, and whilst they are less likely to have two or more bathrooms, they do benefit from having larger rooms compared with

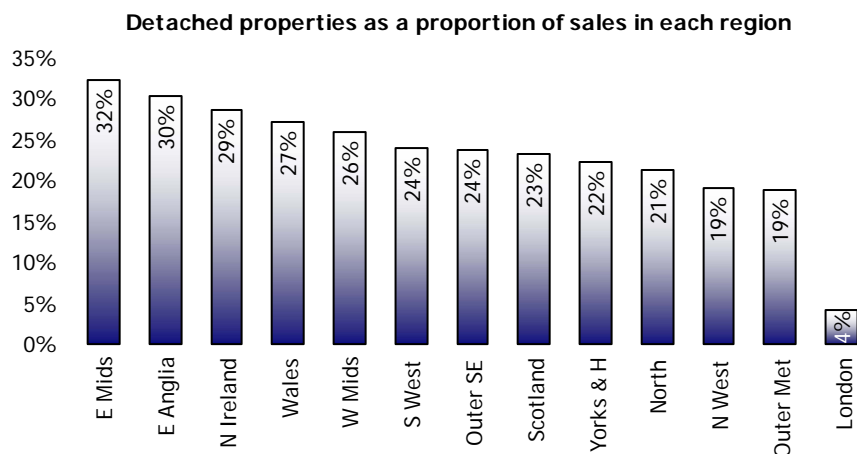
¹ For England only. Source: Communities & Local Government (Survey of English Housing)

² Based on double bedroom of 16' by 12' with an 8' by 7' en-suite

newer properties. Newly-built detached houses tend to be larger than their modern (post World War II) counterparts, typically having more bedrooms and bathrooms. Three-quarters of newly built detached houses in our survey have four or more bedrooms, compared to just over half of modern properties.

Detached Houses by Age Group	Old (pre WWII)	Modern (post WWII)	New Build
% of sales ⁱ	17%	69%	14%
Average floor area	1,649 sq ft (153m ²)	1,498 sq ft (139m ²)	1,632 sq ft (152m ²)
Average number of bedrooms	3.4	3.6	3.9
% with five bedrooms or more	9%	6%	12%
Average number of bathrooms	1.7	2.0	2.3

The East Midlands and East Anglia have relatively higher proportions of sales of detached properties compared to the UK average, accounting for over 30% of sales against a UK average of 22%. Just 4% of sales in London are of detached houses, but curiously the capital has a higher proportion of detached sales with five or more bedrooms than any other UK region. In London nearly 10% of detached properties sold have five or more bedrooms, compared to a UK average of 7%. The largest detached houses are to be found in Northern Ireland, where the typical floor area is over 1,800 sq ft, 17% bigger than the UK average, and these also have the highest average number of bedrooms.



Unsurprisingly, given their higher price, owners of detached properties typically have incomes well above the UK average and are more likely to have other investments such as ISAs, unit trusts and shares³. Car ownership is high, with many households running two or more cars. Those living in detached properties are also more likely to take an interest in gardening, which is no doubt reflected in the fact that detached properties tend to have larger gardens.

Detached properties currently cost over 35% more than the UK average price (for all properties) at £246,516 (Q1 2008), but prices have risen less strongly over the past five years compared with other property types. Detached prices have risen by 41% over the last five years, 10 percentage points less than terraced houses, whose prices rose the fastest. The most expensive detached properties are in London, where the average price is nearly half a million pounds. This would buy almost three detached houses in the North, the cheapest region.

³ Relative to the UK average for all households, using ACORN analysis (a geodemographic tool used to identify and understand the UK population).

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Notes:

- i. Our analysis is based on data from Nationwide's mortgage offers over a four year period (2003 to 2006).
- ii. To remove any regional bias, we also use data from external sources (such as the Council of Mortgage Lenders and Land Registry) to derive regional weights
- iii. Sq ft can be converted to m² by dividing by 10.76
- iv. Data sources:
 - Nationwide Building Society
 - Council of Mortgage Lenders – Regulated Mortgage Survey
 - Land Registry
 - Registers of Scotland
 - HM Revenue & Customs
 - CACI ACORN
 - Department for Communities and Local Government

The Nationwide Quarterly House Price Index is prepared from information which we believe is collated with care, but no representation is made as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the whole or any part of the Index at any time, for regulatory or other reasons. Persons seeking to place reliance on the Index for their own or third party commercial purposes do so entirely at their own risk. All changes are nominal and do not allow for inflation.

More information on the house price index methodology along with time series data and archives of housing research can be found at www.nationwide.co.uk/hpi