

New Homes Commuting Index 2012

Welcome to the first Carter Jonas New Homes Commuting Index. By using a spread of seven of our offices - which are located within approximately a one hour commuting distance from mainline stations to the relevant London terminus - we've ranked each location according to a number of variables.

In terms of property variables, we've focused solely on prices of brand new homes and mortgage-costs based on a 75 per cent loan to value. The style of homes considered are new build properties represented by a 1-bedroom apartment, a 2-bedroom house and a 3-bedroom house.

The length of journey, cost and annual percentage increase of a 2012 season ticket is also included within the Index.

The lifestyle element of the Commuting Index comprises ranking the number of Michelin-starred restaurants in the county surrounding the location.

The rankings

The number one position represents the highest ranking which is claimed by the location which, by our measure and variables, is the best and most affordable. Seventh position is the location which, out of those we've examined, is the most expensive and least attractive according to the criteria of the Index.

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|---|--------------|
| 1 | Peterborough |
| 2 | Northampton |
| 3 | Marlborough |
| 4 | Newbury |
| 5 | Cambridge |
| 6 | Oxford |
| 7 | Winchester |

Peterborough is ranked as number one and occupies the Index's premier position as it is buoyed by, relatively, lower house prices than the other office locations.

In contrast, it also has the highest-priced season ticket of all those analysed in our Index. Peterborough's ranking is boosted by it having one of the shortest, published train journey length of 53 minutes into London and while the total cost of a season ticket was the highest, it witnessed the lowest annual increase in 2011 of all destinations. Its proximity to the neighbouring county of Rutland sees Peterborough score highly when it comes to the lifestyle elements given the presence of two Michelin-starred restaurants in this county.

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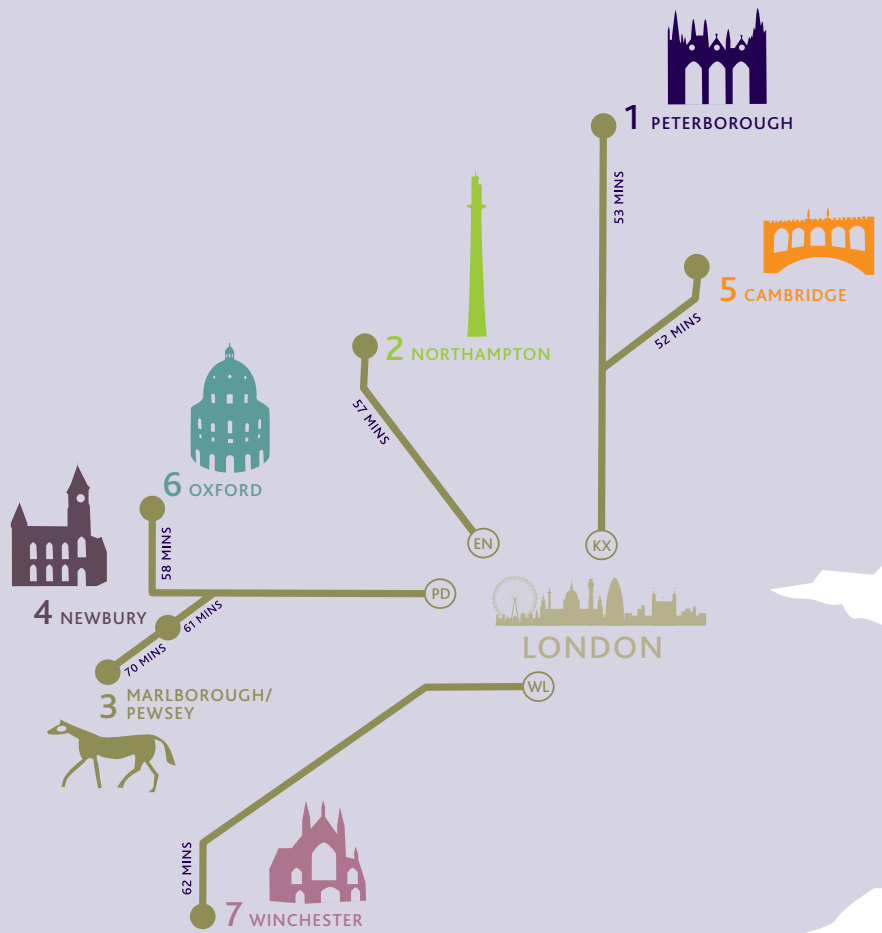
Northampton occupies the second position. The town's comparatively low house prices and mortgage costs were the principal drivers behind its high Index ranking.

In sharp contrast, the more expensive house prices in the university and college cities and towns of Cambridge, Oxford, Marlborough and Winchester prove their downfall in overall performance in the Index. Newbury's proximity to Oxford's dreaming spires also works against the town in the same way.

The commuting and lifestyle ranking of these five other locations were high, although the new homes house prices and mortgage costs forces their position downwards in the overall league of affordable, commutable locations in our Index.

The New Homes Commuting Index will be updated annually. For more detail, please contact Catherine Penman, Head of Research, catherine.penman@carterjonas.co.uk.





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If you would like further details about the developments we are currently marketing within these locations please contact our New Homes Team:

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If you are looking for a new home we have a range of property to suit almost all requirements and budgets. From contemporary urban living to rural retreats, our dedicated new homes teams can keep you up to date on developments that are currently available or soon to come to the market in your area.

Once you have made your choice, we will guide you through the purchasing process explaining any incentive, part exchange and similar scheme that might be available. We pride ourselves on forging the link between you, the property and the developer to make sure that our commitment translates into your satisfaction.

All mortgage costs kindly provided by Shirley Hughes Financial Services and were correct as at July 2012.

