

NOT FOR BROADCAST OR PUBLICATION BEFORE 00.01 SATURDAY 20 OCTOBER 2018

A 60-MINUTE COMMUTE TO EDINBURGH CAN SAVE YOU £82,000 ON HOUSE PRICES

- Homeowners living 60 minutes outside of Edinburgh pay 32% less (£82,088)
- A 30 minute commute into Edinburgh will save homebuyers £80,671 (32%) and a 15 minute commute will save £70,595 (36%)
- It pays to live closer to Glasgow, with house prices for those travelling for 60 minutes costing £52,837 (30%) more

Workers in Edinburgh can save an average of £82,088 by commuting up to an hour each day, according to new research by Bank of Scotland.

House prices in a number of towns around an hours train journey away from the capital (including Dunblane, Glasgow, Motherwell, Dunfermline and Kirkcaldy) are, on average, £170,927; a whopping £82,088 lower than the average of £253,015 in Edinburgh city centre.

The difference between house prices for commuters travelling approximately 60 minutes would pay for the current annual rail cost (£2,299) for 35 years.

A 30 minute commute will save homebuyers £80,671 (32%)

Homebuyers looking to buy a home in a town approximately 30 minutes away from Edinburgh (including North Berwick, Dunbar, Livingston, Falkirk, Bathgate), will pay an average price of £172,345; £80,671 less than they would in town.

The difference of £80,671 would pay for the current annual rail cost for 45 years.

It pays to live nearer Glasgow

Unlike Edinburgh, house prices in Glasgow get increasingly more expensive as the commute lengthens. A 15 minute commute from a town such as Paisley would see homebuyers paying £124,319, 29% less than the average house in Glasgow city centre (£174,688). However, a 60 minute commute, which includes towns like Edinburgh, Perth and Dumfries, push house prices up to £227,525, 30% (£52,837) higher than the city centre.

Graham Blair, Mortgages Director at Bank of Scotland, commented:

“Many people have a desire to buy near their place of work to escape the morning commute. However, for some towns and cities, the premium this comes with can price out the average buyer. With savings of £80,000 to be gained an hour outside of Edinburgh, and £50,000 just 15 minutes from Glasgow, it is an attractive pull for any potential purchaser to look further afield.

“However, the decision to commute is not simply a trade-off between financial costs and journey times as quality of life is an important consideration. Family circumstances, schools, physical environment and value for money all come into the balance.

The most affordable commuter towns outside of Edinburgh and Glasgow

The most affordable commuter town to Edinburgh is Kirkcaldy, where the average house price is £133,589. This is 3.2 times the average annual earnings for Edinburgh, compared to 4.4 times the average wage for those working within Kirkcaldy (£30,560).

Contact

James Birch / james.birch@lloydsbanking.com / 02073 562 239

Follow us on Twitter - @BankofScotnews

For Glasgow, the most affordable commuter town is Greenock which sees average house prices of £114,108, 3.6 times the average annual earnings for Glasgow.

- Ends -

Table 1 – Commuter Towns to Edinburgh 2018

	Average House Price*	Average Difference in House Price to Edinburgh	Average Annual season ticket cost**	Towns / Suburbs
Edinburgh	£253,015			
Towns on average up to 15 minutes away	£182,420	£70,595 (28% lower)	£1,044	Prestonpans
Towns on average 30 minutes away	£172,345	£80,671 (32% lower)	£1,760	North Berwick, Dunbar, Livingston, Falkirk, Bathgate
Towns on average 60 minutes away	£170,927	£82,088 (32% lower)	£2,299	Dunblane, Glasgow, Motherwell, Dunfermline, Kirkcaldy

Source: Land Registry, ATOC and National Rail

Notes: * 12 months to June 2018 ** Fares as at September 2018

Table 2 – Commuter Towns to Glasgow 2018

	Average House Price*	Average Difference in House Price to Edinburgh	Average Annual season ticket cost**	Towns / Suburbs
Glasgow	£174,688			
Towns on average up to 15 minutes away	£124,319	£50,369 (29% lower)	£872	Paisley
Towns on average 30 minutes away	£156,884	£17,804 (10% lower)	£1,931	Linlithgow, Stirling, Greenock, Motherwell
Towns on average 60 minutes away	£227,525	£52,837 (30% higher)	£3,268	Edinburgh, Perth, Dumfries, Ayr, Lockerbie, Bathgate

Contact

James Birch / james.birch@lloydsbanking.com / 02073 562 239

Follow us on Twitter - @BankofScotnews

Table 3: Most Affordable Commuter Towns 2018 within 60 minutes of Edinburgh*

Commuter Town	Average Price June 2018 ¹	Average Annual Local Earnings ²	House Price to Average Local Earnings	House Price to Average Earnings in Edinburgh
Kirkcaldy	133,589	£30,560	4.4	3.2
Motherwell	140,229	£30,951	4.5	3.4
Falkirk	145,067	£32,635	4.4	3.5
Dunfermline	162,719	£30,560	5.3	3.9
Dunfermline	162,719	£30,560	5.3	3.9
Bathgate	168,143	£31,391	5.4	4.1
Livingston	171,083	£38,796	4.4	4.1
Livingston	171,083	£38,796	4.4	4.1
Glasgow	174,688	£32,803	5.3	4.2
Prestonpans	182,420	£34,435	5.3	4.4

Source: Land Registry, ONS

*Based on fastest rail journey possible

Table 4: Most Affordable Commuter Towns 2018 within 60 minutes of Edinburgh*

Commuter Town	Average Price June 2018 ¹	Average Annual Local Earnings ²	House Price to Average Local Earnings	House Price to Average Earnings in Glasgow
Greenock	114,108	£32,289	2.5	3.61
Greenock	114,108	£32,289	2.5	3.61
Paisley	124,319	£36,176	2.4	3.9
Motherwell	140,229	£30,951	3.5	4.4
Dumfries	143,465	£30,000	3.8	4.5
Bathgate	168,143	£31,391	4.4	5.3
Ayr	175,867	£32,116	4.5	5.6
Perth	180,931	£32,615	4.5	5.7
Stirling	197,250	£34,742	4.7	6.2
Edinburgh	253,015	£41,450	5.1	8.0

Contact

James Birch / james.birch@lloydsbanking.com / 02073 562 239

Follow us on Twitter - @BankofScotnews

Press Release



NOTES TO EDITORS:

The Lloyds Bank commuter town's survey looks at differences in houses prices between the commuter town and the place of employment as well as the costs and time of commuting when travelling to work using the national rail system.

¹ 12 months to July 2018 – Source: Land Registry

² Based on gross annual average earnings for full time workers in the local authority of the commuter town - Source: ASHE, ONS

³ Lloyds Bank estimate based on local authorities in travel zones 1 and 2. Gross annual average earnings for full time workers is estimated to be £48,281 – Source: ASHE, ONS

⁴ Cost of rail passes and commuting time is from the Association of Train Operating Companies and National Rail website collected in September 2018.

⁵ NB: The cost total cost of commuting by rail doesn't take into consideration the associated costs and time of getting to and from a train station.

Data produced by Land Registry © Crown copyright 2018

For further information

James Birch – james.birch@lloydsbanking.com
02073 562 239

"This report is prepared from information that we believe is collated with care, however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other report. Any use of this report for an individual's own or third party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance. © Lloyds Bank plc all rights reserved 2018."

This information is intended for the sole use of journalists and media professionals.

Contact

James Birch / james.birch@lloydsbanking.com / 02073 562 239

Follow us on Twitter - @BankofScotnews