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SPOOKY SITES CAST A SPELL OVER LOCAL HOUSE PRICES

- **House prices near Treasurers House in York have risen a monster 150% since 2009**
 - **Properties close to Richmond and Hampton Court Palace up over 70%**
- **Scary sites in Dover and Liverpool among the few with house prices lower than the county average**

Living near one of the UK's alleged most haunted houses may feel like a risk when Halloween comes creeping, but home-owning Brits in these spooky settlements have seen significant house price growth over the past ten years, according to new research from Halifax.

House prices near York's Treasurers House – said to be haunted by the ghosts of Roman soldiers – have grown by 150%, from an average of £203,348 in 2009, to £508,003.

Properties near Ham House, Richmond, with its numerous reported ghostly sightings, have seen house prices risen by 97% over the last decade, with local house prices topping Halifax's fiendish findings, at £1,139,765.

Another famous Richmond landmark, Hampton Court Palace, also creates a house price halo, with an increase of 72% since 2009, in the area once frequented by the UK's most notable serial marrying monarch, King Henry VIII. Hampton Court is purported to be home to some of Henry's ill-fated brides, with the ghosts of Jane Seymour and Catherine Howard, both spotted roaming the palace grounds.

Houses near Baddesley Clinton, a 500 year old estate near Solihull, have the greatest premium compared to the West Midlands county average, suggesting, at 153%, this is more than a phantom anomaly. Local residents might expect to see the 'Lady in Grey', a floating portrait, and plates inexplicably falling to the ground.

A journey to the other side, however, shows that home owners banking on a paranormal premium may be in for a shock of their own.

While house prices in Dover have increased by 49% over the past ten years; they remain 35% lower than the Kent average. Dover Castle is rumoured to be one of Britain's most haunted sites, with gruesome sightings including a headless body.

Houses surrounding the spooky sites of Dunster Castle (Minehead), Borley Rectory (Sudbury), Jamaica Inn (Launceston), Woodchester Mansion (Stonehouse), the Tower of London (Tower Hamlets), and Speke Hall (Liverpool) are also cheaper on average than the wider county equivalent.

Similarly, the least expensive properties, at £132,458, are near Speke Hall in Liverpool – home to the spectral 'Lady Mary' and her infant son.

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Russell Galley, Managing Director at Halifax, said; “While our investigations show house prices near many of the nation’s haunted houses have benefited from a rise, it’s certainly not something we should lose our heads over. With a wealth of rich – and macabre – history, residents in these ghoulish areas have plenty of options when it comes to Halloween horrors. If you’re interested in purchasing a property in one of these terrifying towns, you’ll get more for your money in Liverpool or Preston, compared to more expensive areas such as York or Solihull.”

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Table 1: Haunted House Prices, 2009 - 2019

Haunted Town	Postal Area	Average House Price 2009	Average House Price 2019	% Change	County Ave House Price 2009	County Ave House Price 2019	County Premium 2009	County Premium 2019
Treasurers House	York	203,348	508,003	150%	201,647	262,761	1%	93%
Ham House	Richmond	579,563	1,139,765	97%	326,024	533,304	78%	114%
Hampton Court Palace	Richmond	475,890	819,217	72%	416,959	755,050	14%	8%
Tower of London	Tower Hamlets	314,843	519,604	65%	416,959	755,050	-24%	-31%
Borley Rectory	Sudbury	190,059	302,146	59%	215,804	353,483	-12%	-15%
Baddesley Clinton	Baddesley Clinton	354,567	550,766	55%	152,358	217,661	133%	153%
Dover Castle	Dover	153,088	227,370	49%	220,366	352,512	-31%	-35%
Chartwell	Westerham	327,792	467,892	43%	220,366	352,512	49%	33%
Blickling Hall	Norwich	208,521	296,600	42%	176,125	255,306	18%	16%
Felbrigg Hall	Norwich	208,521	296,600	42%	176,125	255,306	18%	16%
Corfe Castle	Wareham	234,121	331,336	42%	236,600	328,919	-1%	1%
Speke Hall	Liverpool	96,711	132,458	37%	142,666	171,001	-32%	-23%
Woodchester Mansion	Stonehouse	189,967	253,216	33%	209,981	302,132	-10%	-16%
Edinburgh Castle	Edinburgh	201,074	261,899	30%	196,732	252,872	2%	4%
Chillingham Hall	Alnwick	190,606	240,109	26%	160,525	176,811	19%	36%
Dunster Castle	Minehead	207,052	259,987	26%	193,094	260,781	7%	0%
Jamaica Inn	Launceston	191,923	227,158	18%	215,156	266,186	-11%	-15%

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Nunnington Hall	Nunnington	254,941	295,320	16%	201,647	262,761	26%	12%
Newton House	Llandeilo	184,221	209,900	14%	164,214	180,310	12%	16%
Chingle Hall	Preston	227,147	255,930	13%	136,040	170,763	67%	50%

Source: Land Registry and Halifax, 12 months to July

Notes to Editors

This research is based on data from Land Registry and Halifax's own extensive housing statistics database – 12 months to July.

Haunted houses as featured in:

- www.ghost-story.co.uk
- www.nationaltrust.org.uk/lists/our-most-haunted-places
- <https://www.hrp.org.uk/hampton-court-palace/history-and-stories/historic-hauntings-at-hampton-court-palace/#gs.8x0w41>
- <https://www.nationaltrust.org.uk/baddesley-clinton/features/things-that-go-bump-in-the-night>
- <https://www.countryfile.com/go-outdoors/are-you-brave-enough-to-visit-britains-most-haunted-castles/>
- <https://www.nationaltrust.org.uk/features/go-on-a-ghost-hunt-at-speke-hall>

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." © Bank of Scotland plc all rights reserved 2019.

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