# Buyers in Barking and Dagenham pay £129,000 premium for garages, highest in UK



In a revealing analysis of the property market, it has been uncovered that buyers in Barking and Dagenham are paying a staggering premium of £129,000 for homes with garages, making it the highest such premium in the UK. According to research by Zoopla, the average asking price for properties with garages in this east London borough stands at approximately £500,000, significantly surpassing the average asking price of a typical home in the area, which is £371,000.

This trend points to a broader issue in densely populated urban environments where parking availability is often limited. The expansion of the Ultra Low Emission Zone (ULEZ) in August 2023 has heightened the need for compliant vehicles and accessible parking spaces, exacerbating demand for garages. Zoopla notes that in cities like London, where on-street parking is frequently at a premium, garages become invaluable assets. Additionally, with storage space becoming increasingly scarce, many homeowners are utilising garages for additional storage or even converted living or working spaces, given the relatively high costs associated with urban real estate.

Interestingly, Barking and Dagenham's demand for garages outstrips even that of larger metropolitan areas. Following this borough, Leicester ranks second for garage demand, where homes with garages command an average price of £325,000—£63,000 more than those without. Sandwell in the West Midlands comes next, with homes with garages priced at an average of £280,000, compared to £241,000 for their counterparts lacking a garage.

Other areas in London, such as Hounslow and Hillingdon, also feature prominently on this list. In Hounslow, where the immediate proximity to Heathrow Airport adds to the area's appeal, homes with garages average £575,000, while in Hillingdon, the figure climbs to £644,000. This trend is echoed across various regions of the UK, with significant premiums for garage-equipped homes in Walsall, Wolverhampton, Dartford, Havering, and Slough.

Conversely, some regions in the UK are still considered more affordable for buyers seeking homes with garages. Hull, for instance, boasts the lowest average asking price for such properties at approximately £180,000, a mere £30,000 above the typical home price in the area. Blackpool and Stoke-on-Trent also provide affordable alternatives, with homes averaging £185,000 and £220,000 respectively.

As the data highlights, the term "garage" has emerged as the second most searched keyword on Zoopla in 2023 and 2024, with "double garage" entering the top five for the first time. This sustained interest suggests that for many, having a garage has transformed from a mere luxury to a significant necessity in today’s housing market. Daniel Copley, a consumer expert at Zoopla, emphasised that this trend underscores the premium buyers are willing to invest for extra space and secure parking, particularly in tightly packed urban centres.

Toby Leek, the president of the NAEA Propertymark, attributes this growing interest to the rising number of drivers and increasingly popular trends such as accommodating electric vehicle charging at home. Additionally, the lasting impact of the pandemic has seen many buyers prioritising outdoor space, making larger properties with garages, driveways, and gardens significantly more attractive.

As the property market continues to evolve, the demand for garages highlights changing lifestyle preferences and the influence of urban living pressures. Buyers are clearly willing to pay a premium for convenience, security, and the extra space that garages provide in an increasingly crowded housing market.

### Reference Map

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Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/money/mortgageshome/article-14710895/How-extra-YOU-pay-house-garage-Home-buyers-one-area-pay-129-000-premium.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.zoopla.co.uk/house-prices/barking-and-dagenham/> - This page provides detailed information on house prices in Barking and Dagenham, including average prices for different property types and historical data. It highlights the area's affordability compared to other London boroughs, with an average house price of £356,552 over the last year. The data also shows a 4% decrease in sold prices compared to the previous year, indicating a slight market adjustment. The page offers insights into property trends and market dynamics within the borough.
3. <https://www.rightmove.co.uk/house-prices/barking-and-dagenham.html> - Rightmove's house prices page for Barking and Dagenham offers comprehensive data on property values, including average prices for terraced properties (£392,869), flats (£227,730), and semi-detached homes (£425,462). The overall average house price in the area is £356,634, positioning it as more affordable than neighboring boroughs like Havering (£462,991) and Tower Hamlets (£550,473). The page also provides historical price trends and insights into the local property market.
4. <https://www.bbc.co.uk/news/uk-england-london-13001984> - This BBC News article presents an in-depth look at house prices in Barking and Dagenham, detailing average prices for various property types and comparing them to neighboring areas. It highlights the borough's position as one of the more affordable regions in London, with an average house price of £185,460. The article also discusses annual and quarterly changes in house prices, providing a comprehensive overview of the local property market.
5. <https://www.barkinganddagenhampost.co.uk/news/20904247.barking-dagenham-homes-cost-ten-times-average-pay-stats-say/> - This article from the Barking and Dagenham Post reports on statistics indicating that homes in the borough cost more than ten times the average annual income. It references data from the Office for National Statistics and property website Zoopla, highlighting the affordability challenges faced by residents. The article provides context on the local housing market and discusses the implications of these statistics for potential homebuyers in the area.
6. <https://www.bloomberg.com/graphics/2022-london-property-prices-barking-and-dagenham-double-digit-growth/> - Bloomberg's analysis focuses on Barking and Dagenham's property market, noting that it was the only London borough where house prices in the resale market rose by double digits during a specific period. The article attributes this growth to factors such as the opening of a new train station connecting Barking Riverside to central London in as little as 22 minutes. It provides insights into the dynamics of the local property market and the factors contributing to its growth.
7. <https://www.varbes.com/house-values-sold-prices/by-area/london/barking-and-dagenham> - Varbes offers updated data on house prices in Barking and Dagenham, detailing average values, annual changes, and ten-year changes for areas like Barking and Dagenham. The data indicates that a typical home in the borough is now worth £366,000, with Dagenham being the most expensive area. The report also highlights significant price increases over the past decade, providing a comprehensive overview of the area's property market trends.