



FARNHAM

MARKET INSIGHT

MAY 2021



YOUR **LOCAL** AWARD-WINNING PROPERTY EXPERTS



Charters

FARNHAM

www.chartersestateagents.co.uk

F A R N H A M A N D S U R R O U N D I N G A R E A S

MARKET OVERVIEW

As lockdown eases and the vaccination programme continues on course, it finally feels like there is light at the end of the tunnel – and it is not surprising that this positivity is spilling over into the property market too. With fears the stamp duty holiday ending and changes to the Help to Buy scheme might put the brakes on the market, property experts are pointing to several factors that should give us all reasons to be optimistic.

New tax breaks and lending criteria, the rise of 5% deposits and low-cost borrowing is doing much to fuel the current spring rush and with a keener summer surge than usual bringing in more enquiries from buyers, there is unlikely to be a slowdown anytime soon.

So, as the flourishing property market coincides with the lifting of Covid restrictions, our advice is to put your moving plans into action now.

Call a member of your local team on 01252 891886 - we would love to help.



60

The average number of days to sell a property, UK



12%

increase in the number of sales agreed in the 1st week of March 2021 compared to same week in 2020.



87,669 mortgages

were approved in February 2021 - 19.5% than in February 2020.

LOCAL MARKET UPDATE

For many buyers in our area, it has been a waiting game. Both the pandemic and the pre-budget uncertainty prompted many home movers to hold off - but those days appear to be over as the children are back at school and enquiries have increased.

The glorious weather we have experienced recently has also played its part and we are delighted to see vendors who might have hesitated before, now eager to welcome viewers and showcase their home, either via virtual online viewing or a safe-practice visit.

As with other branches across the Charters network, the take-home for our area is the serious shortage of available properties we are experiencing for both our buyers and lettings applicants. With the likelihood of overseas holidays being curtailed this summer, house hunting could be propelled into a hugely popular activity in the coming months.

For the best chance to get moving seamlessly, please contact us for your FREE, no-obligation sales or lettings valuation.



£100m over the last three months
TOTAL VALUE OF PROPERTY SOLD

39.3% of transactions
WERE FOR DETACHED PROPERTIES OVER THE LAST 12 MONTHS

75.2% of residents
OWN THEIR OWN HOMES



MEET YOUR TEAM



JONATHAN PINHORNE
ASSOCIATE DIRECTOR



LAURA PARRIS
ASSOCIATE VALUATION DIRECTOR



HENRY GRIFFIN
VALUATION MANAGER



GEORGE LONG
NEW HOMES DIRECTOR



JAMIE SOLIS
SALES MANAGER



AMY BERRISFORD
SALES PROGRESSOR



LISA ROBERTS
SALES PROGRESSOR



JENNIFER ALDERMAN
MORTGAGE & PROTECTION ADVISER

If you would like to find out what your property is worth, or if you have a property-related enquiry, please contact a member of the team on **01252 891886** or email **farnham@chartersestateagents.co.uk**.

Introducing Laura...

Laura Parris has been a member of the Charters family for over five years and she has been part of the Farnham community for a little longer; **"I fell in love with Farnham when I was 18 and worked in Boots for the summer before I started university.**

I bought my first property, a maisonette in Oak Tree View in 2004 and I was delighted like any first-time buyer! Now, 17 years later, I am in my 20th year of estate agency and my 4th house.

Our home backs on to Rowhills Nature Reserve and we feel so lucky to be surrounded by nature

and our rescue Greyhounds love it too!" Laura has two daughters, Lucy and Amy, "they initially attended Tootsies day nursery on Weybourne Road which they still talk about! They moved on to the excellent Potters Gate School, a lovely community which saw them through from Reception to Year 6. They are both now at Farnham Heath End School and enjoying every minute.

We are very much looking forward to lockdown lifting so we can enjoy some of the wonderful events Farnham has to offer." Laura and the Charters Farnham team have

already signed up for the Farnham Charity bike ride on 4th July and Laura is particularly looking forward to 'Music in the Meadow' in Gostrey Meadow and the Farnham Carnival!

"Finally, we must extend our thanks to Loaf for keeping us all going over recent times with their coffee supplies!"

If you are looking to relocate to Farnham, or thinking about selling or renting your home, please contact Laura and the team. They would love to help.

WHAT'S NEW

The rugby club marches on.



Easter Day saw the pitches at Farnham Rugby Club awash with Minis (U5-U11) at last enjoying throwing "an egg" about.

The club is getting back to playing again with seniors and juniors (men and women, girls and boys) training and tournaments scheduled for the near future.

The club was busy during lockdown completing physical challenges to keep fit and raising money for good causes. Last month, using phone apps to measure the distances, the club combined across all age groups to

run or ride to Cape Town and back - and (if the North Sea was frozen over) kept going to reach Iceland!

The challenge included all family "treasure hunts" for pictures of Six Nations skippers hidden around Caesar's Camp.



In February, an online social event featuring Harlequins star No 10 Marcus Smith raised over £1,500 for the club's charities - Phyllis Tuckwell and the Woodlarks campsite, and back in November last year, the senior men grew much facial hair to raise £20,000 for the Movember charities.

Charters Estate Agents is a partner of Farnham Rugby Club.



We have a team of local experts based in our Downing Street branch who can give you the very best property advice and support. If you would like help, please contact us.

We are experienced when it comes to sales and lettings valuations.

IN NEED OF A **LOCAL** MULTI-AWARD-WINNING AGENT TO SELL OR LET YOUR PROPERTY?
PLEASE CONTACT CHARTERS:



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