



ROMSEY

MARKET INSIGHT

MAY 2021



YOUR **LOCAL** AWARD-WINNING PROPERTY EXPERTS


Charters
ROMSEY

www.chartersestateagents.co.uk

R O M S E Y A N D S U R R O U N D I N G V I L L A G E 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 01794 511107 - we would love to help.

LOCAL MARKET UPDATE

The successful merger of Charles Powell Estate Agents and our newly relocated Charters Office has contributed to a sensational first quarter of sales which is in alignment with the renewed determination of many prospective buyers. Visitors to our prominent property showroom and buyer demand from our powerful network of branches has been at its highest with many homes selling before we have fully launched them to the market.

The introduction of our 'COMING SOON' facility is a timely assistance to our registered buyers giving them early access to our new instructions.

Sellers who may previously have hesitated in placing their homes onto the market should be encouraged by the eagerness of prospective purchasers looking to move into Romsey and the New Forest.

With the likelihood of overseas holidays being curtailed this Summer, house hunting could be propelled further into a hugely popular activity and is an ideal time for sellers to gain a buyer at an attractive price.

IF YOU ARE THINKING OF SELLING OR LETTING YOUR HOME PLEASE CONTACT US FOR A FREE, NO OBLIGATION APPRAISAL.



SOME OF THE HOMES SOLD BY CHARTERS VIA THE 'COMING SOON' PROMOTION



Canada Road, West Wellow
£1,750,000



Brook, New Forest
£1,295,000



Oxlease Meadows, Romsey
£995,000



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



87,669 mortgages

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

WHAT'S NEW

Coinciding with the reopening of the hospitality world, Romsey is privileged to enjoy the arrival of two new food and drink establishments to enhance the attraction of the Market Place.

The Exchange



Following a significant refurbishment, the former Santander building will be the perfect setting to enjoy a relaxing lunch and vibrant nights out with friends at 'THE EXCHANGE'.

Owner, Naomi Randall has lived in Romsey all her life and said: "It is a dream come true for me to be opening a venue in my hometown. Romsey is growing all the time and is increasingly busy with both daytime lunchers and evening drinkers. There's a good range of places to go, but I wanted to offer something different. I have been working with a local

designer to create a contemporary cocktail and dining lounge in the heart of Romsey.

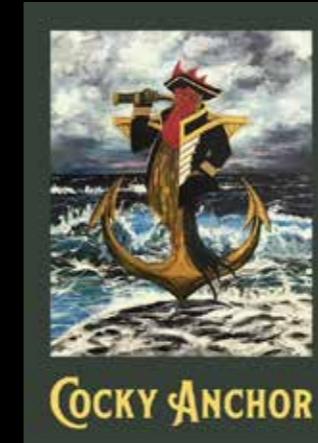
In April, we will be offering a smaller menu for dining with us or takeaways. The food will be sourced locally, and prepared by our excellent chef. A range of cocktails will also be available, including classic favourites, alongside bespoke Romsey-inspired creations.

Once restrictions lift in May, our friendly local staff will welcome people inside to our cosy booths or high tables from brunch through to the evening including our

innovative range of tapas. When restrictions are further eased, we will have a VIP launch event, followed by a full calendar of activities and events including live music and cocktail masterclasses.

We are bringing something new to Romsey, both in the style of the bar, which is light and contemporary, and in the experiences we offer. We are really looking forward to welcoming people to The Exchange.

The Cocky Anchor



Romsey's first micropub, Cocky Anchor, is also opening in April and is also conveniently located in the lovely and historic Market Place. Patrons can take a seat out the front and enjoy the hustle and bustle of the quaint Market Place or to the rear, in the pub garden, for a quieter spot with beautiful views of the spectacular 900-year-old Abbey.

Owner, Ian Paxton has lived in Romsey for over 20 years and when he saw the vacant building up for sale it was the perfect location for his dream of owning a micropub! Ian and his wife Libby have spent over a year bringing life back to the particularly dilapidated property. The Grade II listed building has now been lovingly and sympathetically restored, teeming with original features, bringing a new lease of life to the historic building.

On asking why Ian decided to name the micropub 'Cocky Anchor' he explained it was a combination of his ancestor serving on HMS Victory and his wife Libby's more recent service in the Royal Navy as a Warfare Specialist, 'Libby and I both have a great love and respect for HM forces and we hold the Royal Navy close to our hearts.'

What's a better way of commemorating my wife's service to her country than giving our new venture a nautical theme. We named it the Cocky Anchor to tie the nautical theme in with our main business, Anchor Maintenance.

It has been a labour of love restoring this beautiful property and we cannot wait to open our doors to you as soon as current restrictions allow.'



No doubt these **two new additions** to Romsey will create even greater appeal to residents and visitors of our lovely town.

MEET YOUR TEAM



LOUIS POWELL
SALES DIRECTOR



PAUL MASON
ASSOCIATE VALUATION DIRECTOR



FIONA LIGHT
NEW HOMES DIRECTOR



STEPHEN THORNELY
BRANCH PARTNER



SAMANTHA POWELL
DIRECTOR



SARAH WATKINS
VALUATION MANAGER



REBECCA PITWELL
SALES MANAGER



GRACE LEAMON
SALES MANAGER



CHAWLEY SOPER
MORTGAGE & PROTECTION
ADVISER



EMMA PURKIS
ADMINISTRATION



GWEN VAN ZYL,
SALES PROGRESSOR

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 **01794 511107** or email romsey@charterestateagents.co.uk.

OUR ADDITIONAL SERVICES

 **Charters**
LAND & NEW HOMES

 **Charters**
LETTINGS

 **Charters**
FINANCIAL SERVICES

 **TRINITY ROSE**
CHARTERED SURVEYORS

 **TRINITY ROSE**
COMMERCIAL

 **TRINITY ROSE**
ARCHITECTURE

 **TRINITY ROSE**
SHARED OWNERSHIP

We have a team of local experts based in our Marketplace 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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