



WINCHESTER

MARKET INSIGHT

MAY 2021



YOUR **LOCAL** AWARD-WINNING PROPERTY EXPERTS



Charters

WINCHESTER

www.chartersestateagents.co.uk

W I N C H E S T E R 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 01962 830880 - 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.

Since 1st January to 31st March 2021, our branch has sold more homes than any other estate agent, according to Rightmove.

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.



£133m

over the last three months

TOTAL VALUE OF PROPERTY SOLD



£1,317

the average monthly rent

OF PROPERTIES LET IN THE PAST 12 MONTHS



65%

of WINCHESTER residents

OWN THEIR OWN HOMES



MEET YOUR TEAM



ELLIOTT TRODD
SALES MANAGING DIRECTOR



OLIVER PURVIS
ASSOCIATE DIRECTOR



PETER STERLING
ASSOCIATE VALUATION DIRECTOR



MARK DRYHURST
ASSOCIATE VALUATION DIRECTOR



NICK DEGOEDE
ASSOCIATE VALUATION DIRECTOR



GARY BROWN
LETTINGS MANAGER



SARAH BICKNELL
SALES MANAGER



EDEN BRAVERY
SALES MANAGER



JONNY BEATTIE
SALES MANAGER



FIONA LIGHT
NEW HOMES DIRECTOR



JAMES CRAWFORD
SALES MANAGER



JONNY GRAY
SALES MANAGER



KATHRYN DYER
LETTINGS NEGOTIATOR



CHRISTINA GRIGOR
LETTINGS NEGOTIATOR



JO GODDARD
SALES PROGRESSOR



KEVIN HOGAN
MORTGAGE & PROTECTION ADVISER



DAVID DOHERTY
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 **01962 830880** or email winchester@chartersestateagents.co.uk.

Introducing Oliver...

Oliver is an integral part of the Charters family, overseeing our flagship market-leading Winchester office. many buggy-friendly paths and lovely walks which extend into Twyford, Shawford and Compton.

"I have lived in Hampshire all my life, growing up in the beautiful New Forest, I was schooled in Southampton and now live in Otterbourne, just outside Winchester. My family and I love the area, the community is incredible and we feel very happy here. My wife is a nurse and we have three children who all attend the Yellow Dot/Bright Horizons Nursery at the top of Otterbourne Hill. Winchester has many interesting walks too. It's a beautiful city with stunning buildings, masses of history and wonderful cathedral grounds.

When you add into the mix excellent transport links, it really does make this area stand out.

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

Not only is the city a wonderful place to live and work, the surrounding countryside is just as magnificent. During lockdown we stumbled across

WHAT'S NEW

Inn the Park

OPEN FROM

April 14th (terrace)

May 19th (indoors)



One of Hampshire's most historic buildings, Abbey Mill, has been given a new lease of life following the departure of River Cottage Canteen in early 2020.

The beautiful listed building will be unveiled as a multi layered space called Inn The Park incorporating an open grill restaurant; stylish bar; all day café and a decadent wine room and bottle shop.

The new owners are Winchester residents Mark and Eleanor Dodd, from The Chesil Rectory, one of Winchester's most unique and historic independent restaurants which has just marked 13 years under their ownership.

Formerly a Silk Mill is located in Abbey Gardens in the heart of Winchester and is well known for its stunning Doric temple portico which stands on the beautiful green, surrounded by the play park and gardens.

The stylish overhaul will accentuate the buildings famous ambience, giving the historic site totally fresh design and brand-new



concept. Luscious fabrics and vintage lighting add a touch of comfort and luxury, whilst a gigantic copper mirror ball hangs from the high beams in the middle of the central room.

Here on this main floor is a family friendly grill restaurant offering freshly homemade classics, weekend brunch and casual all-day dining.

In the evening, things move up a gear to include meat and fish of the highest quality paired with local produce roasted on the open grill.

Guests may be kept occupied in the adjoining mini arcade, compete with video games and Hampshire larder.

Upstairs, a stylish new café and bar offers a bright space to meet, connect and work. In the evening this transforms into a low-lit bar serving key keg wines, cocktails and craft ales.

Along with the upstairs bar, comes a separate spacious wine room featuring an incredible selection of wines with a beautiful lounge space a retail bottle shop.

This extraordinary vaulted space will offer a delicious selection of charcuterie, cheese, small plates, and of course a vast amount of exceptional wines. Guests can hand select their bottle from the 'wall of wine' at a flat mark up of £15 and therefore enjoy stunning wines at unbelievable prices.

www.innthepark.co.uk | **FB & Instagram @innthepark** | **tel: 01962 678100**

We have a team of local experts based in our market-leading Jewry 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:



WINCHESTER

01962 830880

winchester@chartersestateagents.co.uk



ALRESFORD

01962 734633

alresford@chartersestateagents.co.uk



ALTON

01420 87666

alton@chartersestateagents.co.uk



BISHOPS WALTHAM

01489 897711

bishopswaltham@chartersestateagents.co.uk



CHANDLERS FORD

023 8235 8888

chandlersford@chartersestateagents.co.uk



FARNHAM

01252 891886

farnham@chartersestateagents.co.uk

NEW



PARK GATE

01489 358888

parkgate@chartersestateagents.co.uk



ROMSEY

01794 511107

romsey@chartersestateagents.co.uk

NEW



SOUTHAMPTON

023 8254 4544

southampton@chartersestateagents.co.uk