



Hello again ...

Space Age

"Small spaces or dwellings discipline the mind" once said Leonardo da Vinci (and you know how I love a quote), and I was thinking just that the other day when I went to look at a friend's flat – a particularly compact and bijoux top floor flat in Chelsea Gardens, South Kensington. The entire floor space was approximately 600 square foot, which is approximately the same size (or even smaller) than a number of drawing rooms in houses I have bought in Norfolk. This is not meant to sound in any way demeaning of the London flat, as it is in a brilliant area and was stunningly decorated with a number of very clever storage solutions (and, understandably, worth quite a lot more than most of the houses I have bought in Norfolk!). Rather than we get used to our surroundings, whether spacious or not, and downsizing or upsizing can be equally dazing.

There can be nothing more liberating than hiring a skip the size of a ferry and going through years' worth of 'stuff' – and chucking a large amount of it away. There will always be those of us who verge on hoarding, keeping our old prep school exercise books (who will ever be remotely interested in these in the years to come, really?), the disgusting Christmas jumper we once wore to a party when we were fifteen and had our first kiss (the romantic associations clearly fogging our vision of the offensive item of clothing) or the cracked comedy mugs we slurped soup from in our college days.

The London flat is being sold by a very attractive single woman in her early fifties who now, after twenty years of living there, is tired of walking up ten flights of stairs to reach her haven in the rooftops (I would have been tired of those stairs after about a fortnight, and I couldn't help but notice she had calf muscles to make a shotputter proud). She is moving to Sussex and I have a client who has relocated the family to Norfolk but will still be working in the City four days a week, so this will be the perfect mid-week bolt hole. (He's a triathlete, so the stairs won't pose a problem, in fact he'll probably hop up three at a time).

Jamie Jamieson

Eye on the market



Norfolk nudges ahead nicely

Low levels of supply continue to fuel house price growth. In the last year, Norfolk house prices rose by:

12.5%

The UK average was lower at 5.8%.

dataIQ/LAND REGISTRY/ONS

102,810
HOME SALES

in March across the UK

dataIQ/HMRC

30% rise

in the number of UK
high net worth individuals

forecast over the next 10 years

ALPHA CITIES INDEX

It's not grim up North (Norfolk)

North Norfolk attracted between a 5% and a 46% premium over other local authorities in the county:

5 TO 46% premium

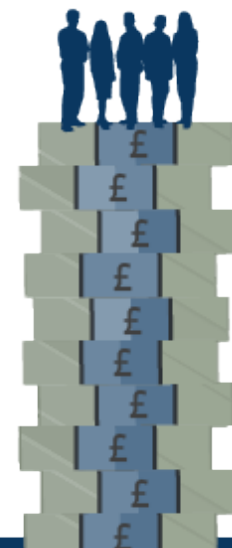
dataIQ/LAND REGISTRY

-20%

Capital losses?

Transactions in prime central London were down 20% in 2016 compared to 2015 due to the uncertainty caused by Brexit, the economy and stamp duty.

dataIQ/LAND REGISTRY



10.8%

The East of England now leads the way on average house price growth, annually to February 2017

dataIQ/ONS

The Jamieson files



Property versus the luxury car market

Classic cars and luxury homes often come hand in hand. However, which is the best investment over time?

Until the middle of 2016, classic cars had been a strong luxury asset class performer over a ten, five and one year period, with returns of 488%, 151% and 8% respectively. This outperformed other luxury investment classes such as diamonds, antiques, art and wine.

These figures come from the Historic Automobile Group International Index (HAGI), which has tracked the performance of classic cars since 2007. The index provides an overall market measure for exceptional historic automobiles by tracking the world's top 50 most desirable cars. They have concluded that the performance of the high end car market acts independently from any other index, making it hard to predict. Investors need to be in it for the long term.

Yet what of the present? The Index has not actually performed well over the past year, falling by 2.6% over the last year to March. Indeed, despite previous strong performance classic cars have always performed slightly less well than property. And the present for property? Well, in Norfolk, property prices have increased by 12.5% in the last 12 months. So it could be a good time to jump into your classic car and speak to us about your next property investment!

-2.6%
fall

**Historic
Automobile
Group
International
Top Index
annual growth**

12.5%
growth

**Norfolk residential
annual growth**



data1of/HAGI TOP/LAND REGISTRY, YEAR TO FEB/MAR 2017



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