



# Jamieson Property Search

...with the buyer's interests at heart

01263 861053

07717 311377

[jj@jamiesonpropertysearch.co.uk](mailto:jj@jamiesonpropertysearch.co.uk)

## NEWSLETTER

MAY 2013

THE EVENINGS are definitely drawing out and (dare I say it?) the weather seems to be getting a bit warmer; hopefully spring is finally on its way. And as thoughts turn to our gardens and getting out and about once again, it seems an appropriate time to highlight Back to the Garden (BTTG), an award winning farm shop/delicatessen/café restaurant set in a beautifully restored threshing barn in Letheringsett, just outside Holt.

Set up by Veronica and Delaval Astley seven years ago, the thrust of BTTG has been 'to get farming back on a human scale', with the Astley estate and other local farmers supplying the majority of the organic meat and produce for sale.

Recognised as having the very finest organic chickens in the country in the 2012/13 National Organic Food Awards, BTTG was also awarded Highly Commended status for its beef and lamb at these prestigious awards. The Barn restaurant is a great place for a casual bite to eat or more formal dining, with its own very pretty garden



which can be hired for special events. There's also an online grocery shop, a new range of prepared organic ready meals, BTTG outside catering services and a 'Best Farm Shop' award won at last year's Eastern Daily Press Food & Drink Awards.


You can find out more here:

[www.back-to-the-garden.co.uk](http://www.back-to-the-garden.co.uk) or you can email BTTG's manager, Robert Tate, for further information: [rob@back-to-the-garden.co.uk](mailto:rob@back-to-the-garden.co.uk)

*Jamie Jamieson*

**Jamie Jamieson**

## MARKET UPDATE

 The distinctly wintery weather, which has extended into the spring, has impacted on buyer appetite for property in Norfolk. Whilst some hardy house hunters have braved the bad weather, the housing market has been quiet in recent months.

With little change in demand it is unsurprising that, once again, the Land Registry has recorded a negligible change in prices across Norfolk. The average property price was £143,303 in February, 0.3% below the figure a year ago.

In the meantime, prime London continues to see prices rise. In Kensington & Chelsea, prices have risen by 12% in the last 12 months, adding an average of £116,591 to property prices, more than the average priced flat in Norfolk!

Despite the prime London market continuing to see strong demand and record prices being achieved, buyers are wising up to over-priced properties, which are now languishing on the market unsold. Even at the very top end of the market, there have been some high profile price reductions. Heath Hall on The Bishops Avenue in North London, originally on the market for £100 million in 2011, can now be yours for £65 million.

More positively, the Ernst & Young ITEM Club recently forecast housing transactions nationally to increase by 7.5% this year, to top 1 million for the first time since 2008. They are also forecasting the Government 'Help to Buy' schemes will push transactions up by a further 7.8% in 2014 to 1.08 million.



## THE JAMIESON FILES

According to the Met Office, March temperatures were the third lowest on record, recording a chilly 2.9 degrees centigrade in East Anglia, the coldest since 1962.

May marks the start of the British strawberry season. In 2002 British farmers grew £91 million worth of strawberries and, despite our increasingly inclement weather conditions, the latest figures from UK Agriculture show this has now risen to £243 million per annum; an increase of 167%.

Following the death of former Prime Minister Margaret Thatcher, various assessments of every aspect of her achievements and legacy were published. When comparing how the UK's market performed under various Prime Ministers, Knight Frank found that residential values rose the most during Tony Blair's tenure (211.3%), followed by Margaret Thatcher's (187.9%). Unsurprisingly, the largest rise in UK home ownership was under Mrs Thatcher (10.4%). According to the IPD (Investment Property Databank),

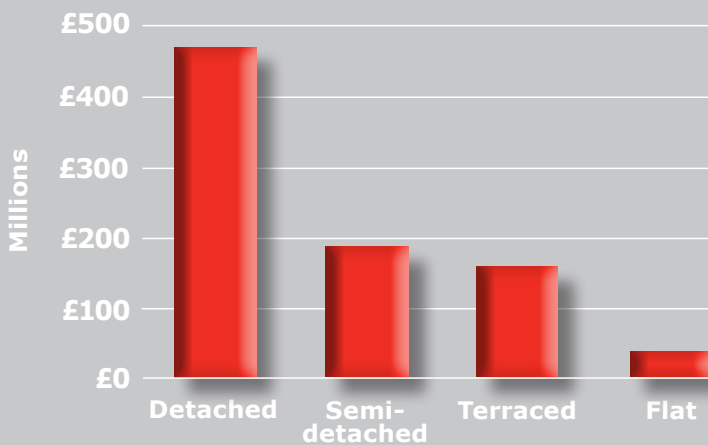
Margaret Thatcher was the best Prime Minister for commercial real estate with capital values increasing 119%.

The number of owner occupiers in East Anglia peaked in 2002 at 74%. However, according to figures from the latest Census, this has now fallen to 68%. These figures have not escaped the attention of the coalition who are now promoting new initiatives to encourage house purchase.

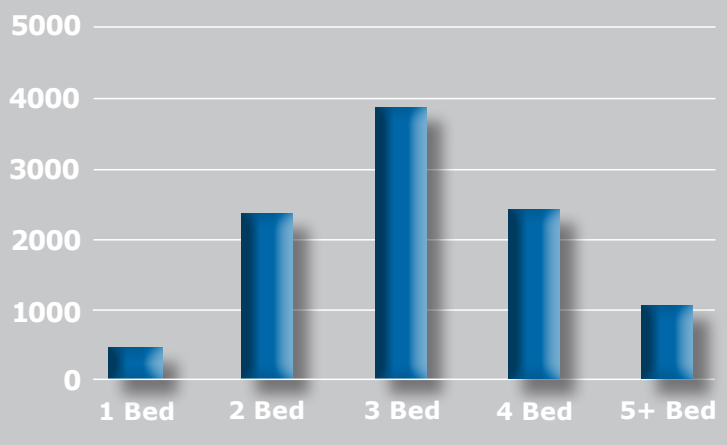
Property portal Rightmove recently surveyed 40,000 potential home moves. The research suggests that the majority of buyers do not expect prices to fall in the next 12 months, with 83% expecting prices to be the same or higher this time next year.

**“99%**  
**of properties sold in**  
**Norfolk in the last year were**  
**below the new £600,000**  
**Help to Buy threshold.”**

### Money spent on property in Norfolk – last 3 months



### Number of properties currently on the market – Norfolk



### About Jamieson Property Search

As a leading independent property search consultant, Jamieson Property Search sets the standards for the acquisition of exceptional property in Norfolk. Combining Jamie Jamieson's expert knowledge of the market with his unrivalled personal contact book, Jamieson Property Search is able to offer a discreet and very personal property finding service.