



# Jamieson Property Search

...with the buyer's interests at heart

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## NEWSLETTER

JUNE 2013

LONG ASSOCIATED with breathtaking walks on its panoramic beach as well as the rich and varied wildlife found on its grazing and salt marshes, Holkham Estate truly is one of the jewels in Norfolk's crown. Many of you will already be aware of its burgeoning events programme, which includes stunning open air concerts and family theatre in the courtyard, while the Holkham Country Fair is a hugely popular weekend event held every other year in the Park (27th and 28th July 2013). And then of course there is the Hall itself, the Walled Gardens, the Bygones Museum, Lake activities, cycle hire and ... a fantastic new woodland adventure play area.

With tree houses in the sky, high level walkways, rope ladders and zip-wire, this facility opened on 25th March and is already proving very popular with visiting families. Interestingly, it was also


previously popular with several species of bat, as Lord Coke explains. "Our team carried out a number of wildlife surveys before the work could begin and they found seven species of bat living in the wooded area chosen, including a colony of the rare Barbastelle Bat. Our job was then to ensure that the bats' habitats were maintained and construction had to be scheduled into a narrow time frame between the bats breeding and hibernating seasons. We plan to use all the knowledge gained after the wildlife survey to encourage more scientific studies and educational opportunities for children visiting the park."

Open from 10am – 5pm every day, until 31st October, entry to the play area is free of charge. For more information visit [www.holkham.co.uk](http://www.holkham.co.uk).

*Jamie Jamieson*  
**Jamie Jamieson**



## MARKET UPDATE

 The increasingly popular Holkham Hall attracted 43,481 visitors in 2012. This followed three years of double-digit growth in visitor numbers, up from 26,000 in 2009, according to the Association of Leading Visitor Attractions (ALVA).

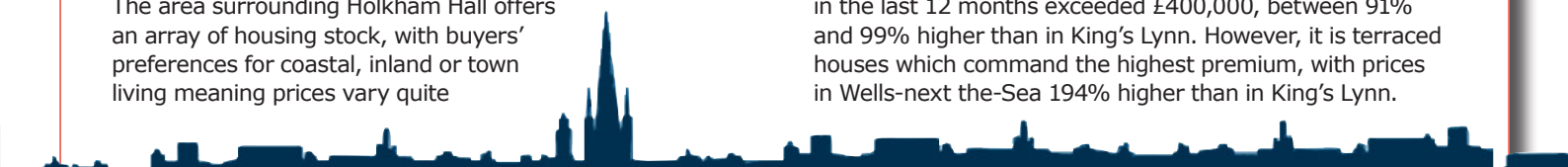
Whilst visitors have flocked to Holkham Hall, the housing market has not seen quite such a dramatic level of growth. Across Norfolk prices are now just 3.2% higher than they were in 2009.

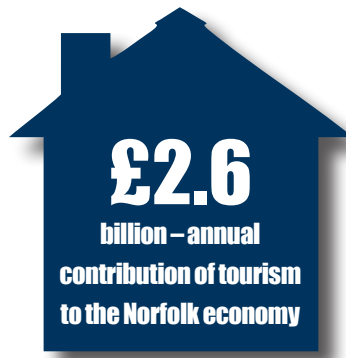
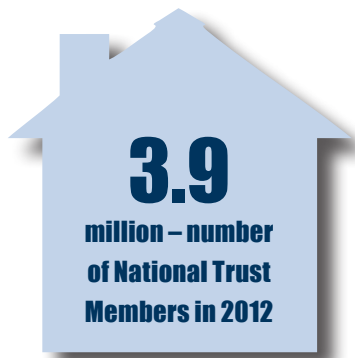
The area surrounding Holkham Hall offers an array of housing stock, with buyers' preferences for coastal, inland or town living meaning prices vary quite

dramatically, even within this relatively small area.

To the west, King's Lynn offers the most affordable housing. Prices for flats sold in the last 12 months averaged £79,000 with detached houses £209,700.

Moving east, prices for detached houses climb by 50% in Hunstanton over the King's Lynn average. However, the highest prices within the local area are in Wells-next-the-Sea and Burnham Market, with local and second home demand meaning average prices for detached houses sold in the last 12 months exceeded £400,000, between 91% and 99% higher than in King's Lynn. However, it is terraced houses which command the highest premium, with prices in Wells-next the-Sea 194% higher than in King's Lynn.





## THE JAMIESON FILES

According to a recent survey, 2013 is set to be a record year for the 'staycation', with 65% of Britons surveyed expecting to holiday in the UK this year. 31% of those asked were planning on taking a city break, with 22% hitting the beach and a further 15% visiting an historic site.

UK visitor attractions had a good year in 2012. According to the ALVA, despite the bad weather there was a 5.1% increase in visitors at all UK attractions, up from 87.7 million in 2011 to 92.1 million.

The 'Downton Abbey affect' is helping to boost visitor numbers at country houses across the UK. The latest annual report from the Historic Houses Association (HHA) shows a 7% rise in visitor numbers over the past 3 years.

The latest monthly figures from the Land Registry show the number of properties sold across England & Wales

for over £1 million has increased by 28% in the last 12 months.

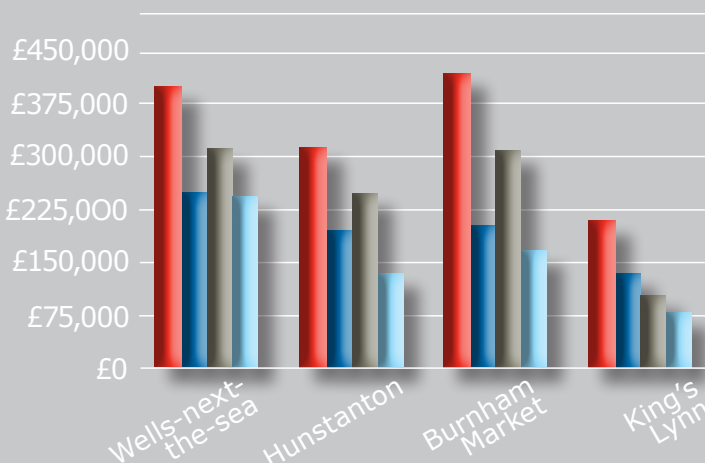
In London, Hammersmith & Fulham has overtaken neighbouring Kensington & Chelsea (K&C) as the borough with highest annual price growth - 13.1% against 12.2% in K&C according to the Land Registry.

The number of new homes registrations nationally reached its highest level since Q1 2008, with almost 32,000 homes registered in the first three months of the year. This represents a 22% rise on Q1 2012. In the East of England, new home registrations outperformed national figures, with growth of 29% between Q1 12 and Q1 13.

**“£115**  
billion – contribution  
of tourism to the UK  
economy each year”

### Average House Prices by type

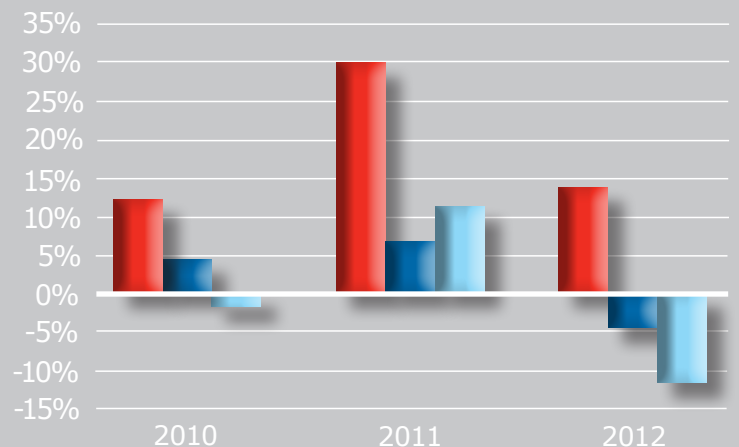
■ Detached    ■ Semi Detached  
■ Terraced    ■ Flat



Source: Land Registry

### Annual Growth in Visitor Numbers

■ Holkham Hall    ■ Woburn Abbey    ■ Burghley House



Source: ALVA

### 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.