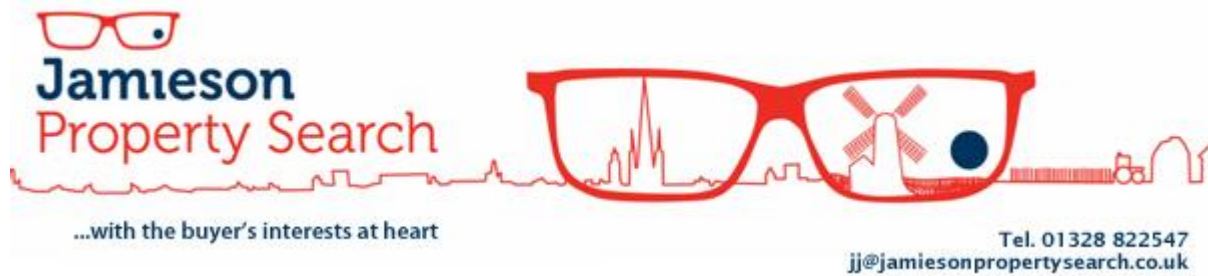


Having trouble viewing this email? [View in your browser](#)

[WEBSITE](#) ▶ [SUBSCRIBE](#) ▶ [CONTACT](#) ▶



NEWSLETTER

MARCH 2014

Welcome to the first Jamieson Property Newsletter of 2014. You may notice some changes to the layout and format – we wanted to improve it, make it a little different and more interesting. We hope you agree and like it and would welcome any feedback. We have certainly enjoyed putting it together including speaking to a range of local estate agents to get their views on the current state of the local property market. I have also tried as best I can to update the mailing list, if you know of anyone else you think would be interested to receive it please do let me know. In the odd case where you don't want to receive it please either let me know or simply click on the unsubscribe link at the bottom of this newsletter.

Every time I look at the newspaper there are signs of the economy improving and talking to the agents only reinforces this. There are properties coming on to the market (we could always do with more good quality ones though) and buyers are still keen but I do think they are only ready to buy when the price is right. We are already having a busy start to the year at JPS and have seen recent success for clients. I recently received the Savills property update which came through the door and was delighted to see that 2 of the 4 houses on the front I had helped clients buy.






I am always keen to find new clients and am always happy to send you a case of champagne for an introduction when people sign up with me and I look forward to hearing of anyone who needs help in finding a property in Norfolk.

I hope you enjoy the newsletter and if there is anything in particular you would like us to include please do let me know.

Jamie Jamieson
Jamie Jamieson

MARKET UPDATE

National property statistics at the start of 2014

-  Average detached property up to £354,000 an increase of 1% in the month.
-  8.3% year on year house price increase
-  January traffic up by 20%
-  Mortgage approvals at a 6 year high
-  BUT agents are reporting the lowest stock of property since February 2007.

This picture is reflected by the local agents in the region. All our contacts report more confidence ahead of the coming year and in particular very strong levels of enquiries. **Humberts** in Norwich said they've seen more enquiries coming through than for quite some time and **Jackson Stops** stated that enquiry numbers for January were at 107 where they had been around 35 this time last year.

The good buyers have to fight it out over the good properties, because, as reflecting the national picture, there is a general shortage of good properties on the market. Many sellers are holding back at the moment. **Bedfords** in Burnham says it's like the phoney war before the real one starts, the buyers are motivated and doing deals but many are waiting for the right property to appear. January has already been better than in previous years and we are hoping for even better come the Spring. Local agent **Sowerby's** say their strong 2013 has continued into the start of this year. They believe we will see a more 'traditional' pattern this year with the majority of the quality properties coming on with the 'sunshine', in particular in the North Norfolk second home market where there is no urgent need to sell.

Strutt and Parker are also optimistic for the year; they're seeing lots of property and a positive attitude from buyers, many now coming from out of the area. The key though, they say, is still location and price. Local surveyors **Cruso Wilkin** agree. They are also having a busy time, saying most of the business is coming from from the middle and lower end of the market whilst at the upper end those properties in the strong locations are going well.

Brown and Co have also had a busy start to the year with demand increasing throughout the price ranges. Restricted supply ensures good quality property sells quickly. Auctions are a good way of selling property and maximising value and they expect a strong reponse to their March auction of 21 lots.

The Nationwide's Chief economist reported 'The momentum in the market is due to solid gains in employment, record low mortgage rates added to rising confidence. This is the 13 month in succession of house price increases'.

THE JAMIESON FILES

Many people know that Horatio Nelson was born in Norfolk. Did you know the following were also born or brought up here.

-  Henry Blofeld (cricket commentator)
-  James Blount (singer)
-  Edith Cavell (World War heroine)
-  Olivia Colman (actress)
-  Diana, Princess of Wales
-  Sir James Dyson (inventor)
-  Stephen Fry (actor)
-  Ed Graham (*The Darkness* drummer)
-  Myleene Klass (Hear'Say singer)
-  Sir John Mills (actor)
-  Matthew Pinsent (Olympic champion)
-  Anna Sewell (*Black Beauty* author)
-  Martin Brundle (motor racing driver)
-  Howard Carter (discovered Tutankhamun's tomb)

Also

Albert Einstein went into hiding from the Germans in Cromer in 1933

And

Pocahontas lived at Heacham

Hall!

NORFOLK BY NUMBERS



Detached Property Prices - A Comparison Between North Norfolk and Other Areas

(Clearly showing that North Norfolk still offers outstanding value for money as well as beautiful beaches, fantastic attractions and wonderful pubs, hotels and restaurants!)



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.

Old Vicarage, Blacksmith's Lane,
Hindringham, Fakenham, Norfolk, NR21
0QA
01328 822547

www.jamiesonpropertysearch.co.uk