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Jamieson
Property Search



...with the buyer's interests at heart

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NEWSLETTER

SEPTEMBER 2014



I am a big fan of Labradors – we have two at home and I have always been taken by their loyalty and sopiness, so I was thrilled when the door of a house I went to view in South Norfolk was opened and five of them spilled out on to the steps in front of me. The air around me was soon shattered by the screech of the lady home owner with the command “In, In, In!” and I was hugely relieved when I realised she was talking to them, not me. I was then given my own commandment NOT to look or interact with the dogs while I was in the house as they were being trained and it was imperative that they only respond to her ‘dulcet’ tones. I was given a tour of the house, made my usual notes and was then offered a much needed cup of tea. We made our way in to the kitchen, where the Labradors were snoozing in their assorted beds, and upon our entry

they jumped up and bounded towards me... “No! No! No!” came the response – swiftly followed by “Bed! Bed! Bed!”. Heads bent and tails lowered they moped off to their beds, as they were told. I wondered what the benefit of repeating everything three times must be – and found it extremely difficult, when asked if I wanted sugar in my tea, not to reply “Yes! Yes! Yes!” but I refrained for fear of appearing rude. This rather tense situation came to a head when I inadvertently dropped half of my Rich Tea biscuit on to the floor and the youngest pup was alerted... Every time his owner turned her back, he would creep along the shiny wooden floor an inch or so (much like the children’s game ‘Grandma’s Footsteps’) freezing still every time she turned back towards me. I gently nudged the biscuit closer to my little friend and before long the prize was surreptitiously devoured!

Jamie Jamieson
Jamie Jamieson

MARKET UPDATE

The local market is still strong with local agents all giving positive vibes for the coming months.

Strutt and Parker report strong demand particularly in the north Norfolk coastal regions and Norwich itself. They have some exciting new instructions coming up including Blakeney Downs (pictured right - [click to link to details](#)), immediately recognisable and with some of the best views in North Norfolk (£1.375m). A number of properties have sold over the guide price but they still have a good number of committed buyers ready to go. Also with the A11 due to be finished they are receiving a number of enquiries from further south, seeking to benefit from lower prices in the Breckland region.





Bedfords are selling part of Hunstanton Hall (pictured left - click to link to details) where PG Wodehouse was a regular visitor. **Savills** are busy, with property £500,000 to £800,000 continuing to perform particularly well. However there continues to be a much smaller pool of buyers looking for properties between £1million to £3million although East Barsham Manor (pictured right) exchanged within 5 working days of the offer being accepted!



The Savills London offices are reporting a cooling of their market. A slowing of the market there should stimulate any vendors considering a relocation to the country into marketing their property, rather than sitting and watching it appreciate in value. We have started to see this within the last two weeks and hope this is the sign of a good Autumn market.

Jackson Stops's Tim Hayward says "I am sure I am not alone in thinking the seasons seems to have skewed a bit. Have we really left summer behind yet? Autumn is no longer a quick step into winter and the house selling season seems to run to the end of November – then a rush to get into the new home by Christmas. We are busy. Plenty of activity but not the nationwide reported price rises of 11% - more like just ahead of inflation. Get the price right and there is a market to sell in". Two great new properties (both pictured below - click to link to details), one a stylish barn conversion at North Creake (£835,000, below left) and the other an outstanding contemporary house at Cley with spectacular views (£1.375m, below right).



Humberts are pleased with their 'rebrand' but reported a quieter August than last year. There is undoubtedly more activity in the market as applicants return from holiday, but we will see over the coming months how and whether this interest will be translated into strengthening prices. The property at High Kelling (pictured left - click to link to details) at £450k offers scope to be extended or possibly re-developed, subject to planning.

Comments from East Anglian surveyors from the latest RICS Property Survey include:
Still noticing a shortage of instructions
Buyers have cooled but still good demand
The best locations remain very strong
And prices continue to rise but steadily







The survey also notes 'London indicators seem to be changing direction, with enquiries and sales levels falling and price momentum fading. Is it a pause for breath or a genuine turning point?'

Data from the Land Registry shows Norfolk as one of the slowest areas in terms of prices rises over the last 12 months at 5.1%. Comparisons include London 19.3%, Hertfordshire 11%, N Yorkshire 5.4, Cornwall 1.5% and the UK overall at 7.2%. To counter this the RICS survey says East Anglia has the highest price expectations across the UK!

THE JAMIESON FILES

Norfolk Quiz

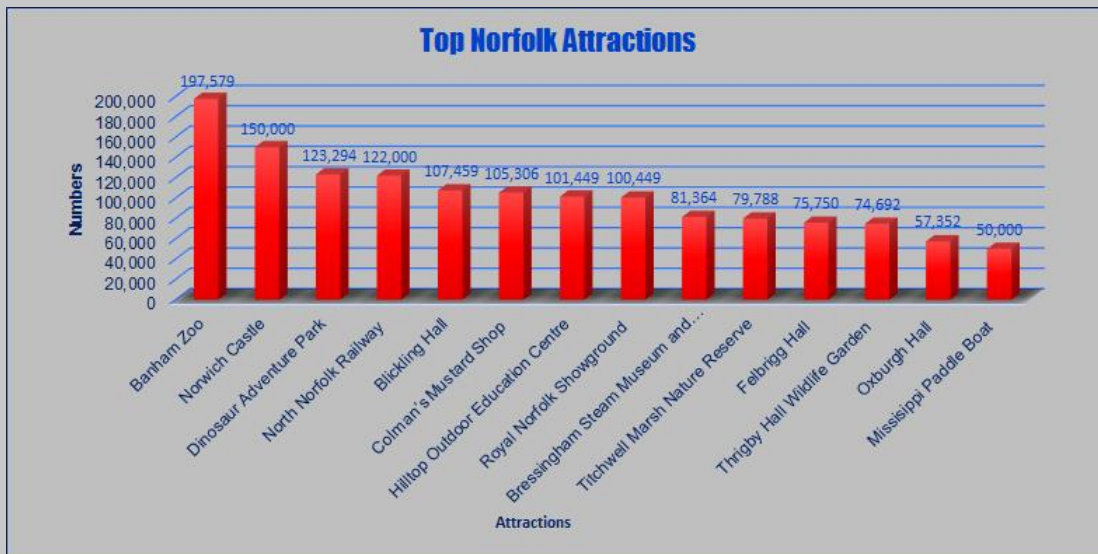
Time for another quiz. Answers at the bottom.

-  Which species of Goose will soon be making a return to shores in large numbers?
-  Norwich City FC is known as the Canaries - what was their original nickname?
-  Which Norfolk resident wrote what is considered to be the first book written by a woman?
-  What is an 'earriwiggle', a 'mawkin' and a 'pishamire' in the Norfolk dialect?
-  Are the Norfolk Broads natural or manmade?
-  Can you name the seven modern Burnhams? (Extra points for also knowing the seven historical Burnhams).

How do you think you did?



NORFOLK FACTS



September is the month of the Norfolk Food and Drink Festival - one of the largest in the country.

The Wells Pirate Festival takes place over the weekend of the 12th-14th September

September 13th-14th is also the Sandrinham Game and Country Fair

Answers: Pink foot, the Citizens, Julian of Norwich, an earwig, a scarecrow and an ant, man-made - they are old peat workings, Deepdale, Norton, Thorpe, Market, Overy Town, Overy Staithe, Westgate. (Deepdale, Norton, Overy, Sutton, Thorpe, Ulph, Westgate).



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.

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