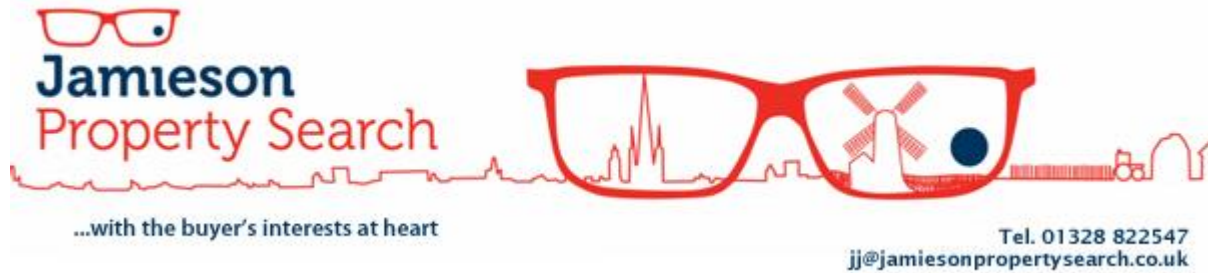


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NEWSLETTER

August 2015

"Although it may be true that the majority of properties I find and sell are based in the countryside, every so often I am asked to find a town house or apartment for those needing to be close to the office, or those who simply prefer the hustle and bustle of a town or city and don't like to commute.

It is also true that not many of my clients relocate from lands afar, but one couple got in touch with me wanting to relocate from Australia, to be close to family (and perhaps just simply bored of all that sunshine and good weather, surfing, barbecues on the beach etc.?!). Having been to school in Norfolk and with his family still based in the county, he and his wife decided they would like to live in an apartment in the centre of Norwich. I found the perfect place, on the fourth floor and with fantastic views of both cathedrals - and emailed over photographs. The couple seemed keen, said they would like to view it as soon as they arrived back in the UK and emailed photographs of their current apartment by return, so I could get an idea of how much furniture they had and where it might fit in the new apartment. I immediately pitied the poor removal men who would have to lug the gargantuan leather sofa up those flights of stairs (no way was that monster going to fit in the lift), and wondered if perhaps the apartment would prove to be too small for the large number of accumulated possessions. I was further alarmed by an email stating that they would be bringing their furniture with them to check that it would fit, I was sure I had misunderstood somewhere along the line.

I finally met the clients at the apartment for the first time and they produced, from a small bag, numerous mystifying looking pieces of black plastic... they had measured all their furniture and in turn cut out responding 'templates' so they could see exactly where everything would fit - **INGENIOUS!**"

Jamie Jamieson
Jamie Jamieson

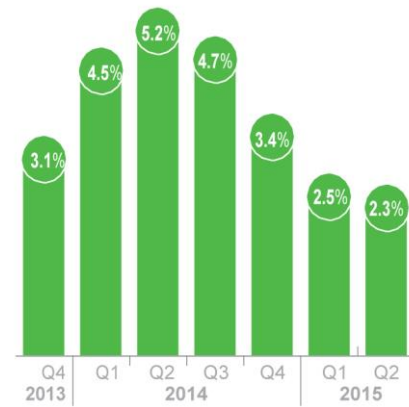
MARKET UPDATE

Despite the certainty provided by a majority government, activity and prices in the prime country house market remained subdued during the second quarter, as reported by [Knight Frank](#).

Average values rose by only 0.9% between April and June, an indication that any expectation of a post-election price jump in the prime market was unfounded. And annual price growth slowed to 2.3%, its lowest level in two years. One of the key reasons growth remains subdued (despite the removal of the 'mansion tax' threat) is that the prime market is still absorbing recent changes to stamp duty (higher purchase costs since December of last year for properties worth more than £1.1m). There is anecdotal evidence that some buyers are factoring the increased stamp duty cost into offers, resulting in price adjustments. Additionally, while there was a natural release of pent-up demand immediately after the election, rising stock levels helped to mitigate any significant jump in property values. However, the greater political certainty afforded by the election result means there is a more positive outlook for the residential property market as a whole.

The Country House Index is a valuation-based index compiled quarterly from valuations prepared by staff in every Knight Frank Country House office in the UK. The index is based on the valuation of a comprehensive

FIGURE 1
Price growth slows
Annual change in prime country property values



Source: Knight Frank Residential Research

basket of properties throughout all UK regions based on sale.

Knight Frank Prime Country House Index

		Cottage	Farmhouse	Manor House	Unweighted average
AVERAGE QUARTERLY CHANGE	2013 Q3	1.4%	0.9%	0.3%	0.8%
	2013 Q4	1.7%	1.8%	0.9%	1.4%
	2014 Q1	3.3%	2.4%	0.5%	1.9%
	2014 Q2	1.6%	1.0%	0.8%	1.1%
	2014 Q3	0.8%	-0.1%	0.3%	0.3%
	2014 Q4	1.0%	0.0%	-0.3%	0.2%
	2015 Q1	1.0%	0.2%	1.5%	0.9%
	2015 Q2	1.5%	0.8%	0.7%	0.9%
AVERAGE ANNUAL CHANGE	2013 Q3	3.3%	1.5%	-2.5%	0.4%
	2013 Q4	5.3%	3.7%	1.0%	3.1%
	2014 Q1	7.7%	5.5%	1.4%	4.5%
	2014 Q2	8.2%	6.2%	2.5%	5.2%
	2014 Q3	7.6%	5.2%	2.5%	4.7%
	2014 Q4	6.8%	3.4%	1.4%	3.4%
	2015 Q1	4.4%	1.2%	2.3%	2.5%
	2015 Q2	4.4%	0.9%	2.2%	2.3%
THE INDEX	2013 Q3	222.3	248.0	218.1	228.2
	2013 Q4	221.8	250.9	226.3	232.2
	2014 Q1	229.0	256.8	227.5	236.5
	2014 Q2	232.7	259.4	229.2	239.0
	2014 Q3	232.1	259.2	230.0	238.9
	2014 Q4	234.3	259.3	229.4	239.3
	2015 Q1	236.6	259.8	232.7	241.4
	2015 Q2	240.2	261.8	234.3	243.7

Source: Knight Frank Residential Research

NORFOLK PROPERTIES

This edition's properties that have caught my eye are; [Toft Monks House](#) from [Fine and Country](#) and [The Cottages](#) from [Savills](#).









[Toft Monks House](#) is on the market with [Fine and Country](#). It is beautifully positioned in a private setting at the end of an 80-metre formal drive and is a fine example of a classical Regency property. What really sets it apart is the well-preserved interior, boasting remarkable features combined with sensitively introduced modern comforts.

-  Grade II listed.
-  Five bedrooms.
-  Five bathrooms/shower rooms.
-  Three receptions and a stunning conservatory.
-  Kitchen with separate utility.
-  Cloakroom.
-  Cellar.
-  Former coach house with garaging and storage.
-  Formal and informal gardens including knot garden with fountain, pond with fountain, part walled garden with greenhouse, secluded courtyard garden, west facing patio, terracing, and paddock.
-  The grounds extend in all to 3.6 acres.











Rowan, Honeysuckle and Lavender Cottages, on the market with **Savills**, in South Raynham form a unique portfolio of rural property producing an attractive income. The portfolio comprises a pair of delightful semi-detached and interlinked cottages, a spacious single storey holiday cottage, and an impressive indoor swimming pool complex. All properties are wonderfully positioned set behind a listed brick and flint wall and opening out to neighbouring parkland and woodland to the northeast and east. The portfolio is currently run as a successful holiday let business, with the opportunity to occupy Rowan or Honeysuckle Cottage, or indeed both cottages as one single dwelling, and continue to derive an income from Lavender Cottage and the indoor swimming pool.

Rowan Cottage - semi detached.









-  Entrance hall.
-  Sitting room.
-  Kitchen/dining area.
-  Shower room and bathroom.
-  Utility.
-  2 bedrooms.
-  Private garden with hot tub.
-  Off-road parking.



Honeysuckle Cottage - semi detached.

-  Entrance hall.
-  Open plan living area comprising sitting room, dining area and kitchen/breakfast room.
-  Utility.
-  Shower room and bathroom.
-  Master bedroom with ensuite.
-  2 further bedrooms.
-  Private garden with hot tub.
-  Off road parking.

Lavender Cottage - single storey holiday cottage.

-  Entrance hall.
-  Sitting room.
-  Kitchen.
-  3 bedrooms; 2 with ensuite shower rooms and 1 with ensuite bathroom.
-  Separate WC.
-  Garden with hot tub.
-  Off road parking.
-  Indoor swimming pool with wet room in all 0.73 of an acre (est).



ATTENTION!

Do YOU KNOW someone who needs my property finding service? If you do, then I would welcome the introduction and would be pleased to send you either a case of your favourite champagne/wine or a cheque in recognition.

Jamieson Property Search – acting solely for the buyer.



ON THE BALL CITY

To celebrate the beginning of the football season with Norwich back in the Premier League we thought we would end by looking at the club's prospects, as well as a few facts about the club.

After a disappointing return to the top flight with an opening day defeat at home to Crystal Palace, Norwich City got their campaign up and running with an excellent 3-1 win at Sunderland last weekend. Life will tough up against Rooney, Hazard, Aguero, and Co this season but with Alex Neil in charge – who still hasn't lost an away game since taking the Canaries top job in January – you wouldn't bet against City maintaining their Premier League status.

- The club's name 'The Canaries' comes, in a slightly convoluted way, from Norwich's historical associations with Flemish weavers who were well known for bringing canaries with them from Holland, where they had, in turn, been imported from the Dutch colonies in the Caribbean. Breeding canaries remained a popular pastime in the city at the time of Norwich City's founding.
- The East Anglian derby between Ipswich and Norwich is one of the fiercest in the country. It has been played 142 times with Ipswich winning 60 times and Norwich 57.
- The club's widest margin of victory was their 10–2 win against Coventry City in 1930. The club's heaviest defeat was 10–2 against Swindon Town in 1908.
- The supporters' signature song 'On the Ball City' is described as the world's oldest football song still in use today. It is in fact older than the club itself having probably been penned for Norwich Teachers or Caley's FC in the 1890s.
- Finally, on a hopeful note, the club's highest league finish was third, in the FA Premier League in the 1992–93 season, so fingers crossed...

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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