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INSPIRED HOMES

BY SAVILLS | VOLUME 21 | 2025



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INSPIRED HOMES



Stuart Leslie
Head of Residential Sales
Savills Guernsey

Welcome to the latest edition of Inspired Homes, a publication brought to you by Savills. In these pages you will find everything you need to know about Guernsey's property market – from the latest commentary and analysis, through to a selection of the finest homes for sale.

Levels of activity in general have been a little up and down of late, but there's certainly signs of resilience. October, for example, was our busiest month of the year in terms of transaction volumes – with sales rising in both the Open and Local Markets. Average values also appear to be holding steady.

Much will depend on what happens after the UK's Autumn Budget (which at the time of writing is still two weeks away), but we expect more activity in the Open Market as a result (see pages two and three for a full update).

Talking of the UK, myself and fellow residential sales director Nick Paluch were in London recently for the Relocate to Guernsey Show 2025, during which we were on hand to give an update on market conditions and talk about the many benefits of moving to our wonderful island (more about that on page 33).

Also in this issue, we speak to recent relocators Steve Ellis and his partner Angela Cooper about their move from the UK (pages four and five), while Sam Jarrold, proprietor of Japanese restaurant Fukku, discusses how island life provides the inspiration for his exceptional menu (page 32).

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On the Cover: A La Ronde, St Martin

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Property snap shot

Our experts discuss recent trends in the Guernsey property markets



Stuart Leslie
Head of
residential sales

As 2025 draws to a close, many of us will be reflecting on the past year and considering our plans for 2026. If buying or selling a property is part of that picture, then it's important to have a good understanding of what's happening in the housing market.

Of course, we won't know the full picture until UK Chancellor Rachel Reeves delivers her Autumn Budget (which, at the time of writing, is still two weeks away) – but there have certainly been signs of encouragement.

An improving landscape

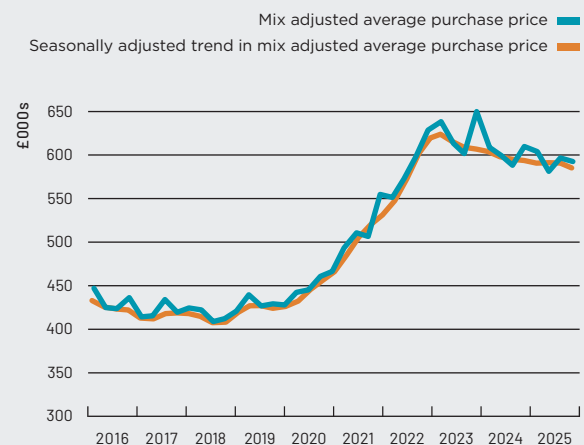
For most of this year the island's property markets have been a little up and down and it's been difficult to gauge what might happen from one month to the next.

However we now appear to be experiencing a greater degree of consistency. The most recent quarterly States of Guernsey property bulletin shows steady sales activity in the three months to the end of September – with more homes selling this year compared to last.

£592,584

Mix adjusted average purchase price for Local Market properties in the third quarter of 2025 – down 0.7% on the second quarter.

Local Market mix adjusted average purchase price



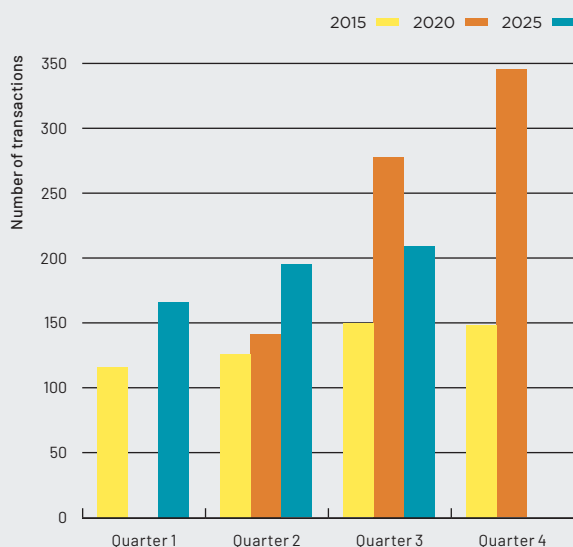
Raw conveyancing data also shows that October proved to be the busiest month of the year so far in terms of transaction levels – with sales rising in both the Local and Open Markets.

According to the figures, 119 homes exchanged hands in October, taking the annual total to 763 – already 58 more sales than 2024.

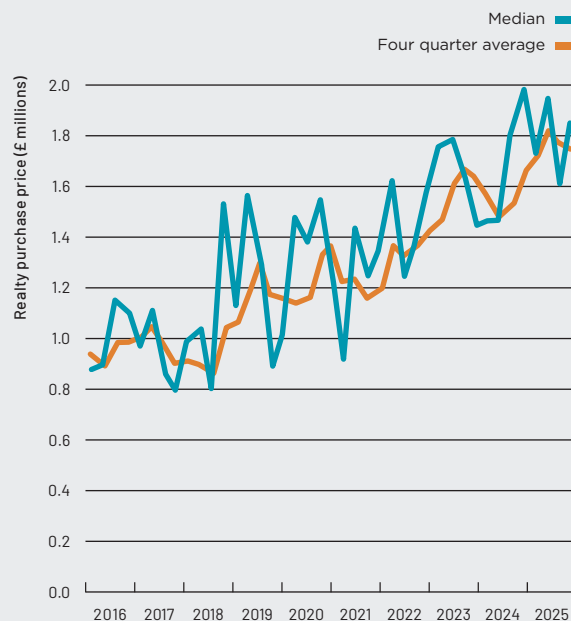
Total property sale values at the end of October were also up by more than £137million on the same time last year to £604million.

Number of Local Market transactions by quarter

Five year intervals



Open Market median reality price



Local Market

Much of the activity in the Local Market has been driven by properties priced between £600,000 and £1million – largely due to a softening in mortgage rates.

209

Local Market sales in the third quarter of 2025 – 44 more than the third quarter of 2024.

This slight drop – together with an easing of average house prices – has enabled buyers to move things along so they can access the necessary lending and manage their costs more effectively.

Despite the increase in transaction numbers, average values in the Local Market also appear to now be holding relatively steady.

Open Market

October also witnessed 10 Open Market sales – the highest number for any month this year and half of which were sold to people new to the island.

£1.853m

Raw median Open Market purchase price in the third quarter of 2025.

All of this paints a largely positive picture. But it's perhaps not unusual. We often see Open Market applicants coming over in the summer, getting to know the island, and following up with sales that go through towards the end of the year.

Levels of interest from the UK have also perhaps not been quite as great as we first anticipated at the start of 2025 – although that could well change post

Open Market transaction volumes

Date	No. of transactions	No. of transactions as a % of total Open Market units
Q4 2023	12	1.4%
Q4 2023	7	0.5%
Q1 2024	18	1.2%
Q2 2024	9	0.6%
Q3 2024	16	1.1%
Q4 2024	25	1.7%
Q1 2025	16	1.1%
Q2 2025	12	0.8%
Q3 2025	22	1.5%

November 26 once Ms Reeves unveils her budget. We've already seen increased activity in anticipation of any possible tax changes – and it will be interesting to see if initial enquiries translate into sales.

Property outlook

Regardless of what happens across the English Channel we expect levels of activity and average prices in both the Local and Open Markets to tick up towards the end of the year and into 2026. With a little bit of luck the next 12 months will bring more clarity, but whatever the future holds we'll be here to help you navigate the landscape with confidence.



‘We’ve had such a warm welcome’



Inspired Homes speaks to Stephen Ellis and his partner Angela Cooper about their recent move to Guernsey.

Stephen Ellis and his partner Angela Cooper moved to Guernsey from the UK at the end of February.

Attracted by the quality of life on offer and the island’s close knit community, the couple have been made to feel completely at home.

Buying through the residential sales team at Savills, they purchased a five-bedroom Italianate villa with three acres of paddocks for Angela’s dressage horse, Rossi, in St Pierre Du Bois – a parish in the south west of the island known for its golden beaches, dramatic cliffs, picturesque countryside and coastal walks.

“We both wanted a slower pace of life and Guernsey ticked all of the boxes,” Stephen says.

“The pleasant climate, low crime rate and sense of community, together with the quality of the beaches



and the choice of excellent restaurants – we really couldn't have asked for any more. We've had such a warm welcome.

"There were one or two bureaucratic issues to overcome [during the move] but it's a fairly simple process. From residency confirmation through to needing a dog license for our three-and-a-half year-old black labrador, Storm – nothing was insurmountable.

"We received considerable assistance and advice from Jo Stoddart and her team at Locate Guernsey and they have been invaluable in listing legal and pastoral matters that need attending to.

"Stuart Leslie and the team at Savills also gave an exceptional and friendly service based on their knowledge of the Open Market opportunities available."

Stephen, a property developer and investor, and Angela, a dog groomer, moved to Guernsey from a rural farm in Herefordshire.

"We've loved every minute," Stephen continued. "The landscape in the south west of the island is breathtaking and the views are exceptional. We particularly like the beaches of the west coast – that's where we spend a lot of our time."

Stephen said they were also impressed by the high quality – and variety – of restaurants on the island.

"The local produce is superb and there are lots of restaurants and hostelrys worthy of a mention," he continued. "Le Nautique, Pier 17 and China Red in St Peter Port and Auberge du Val in St Saviour are some of our favourites.

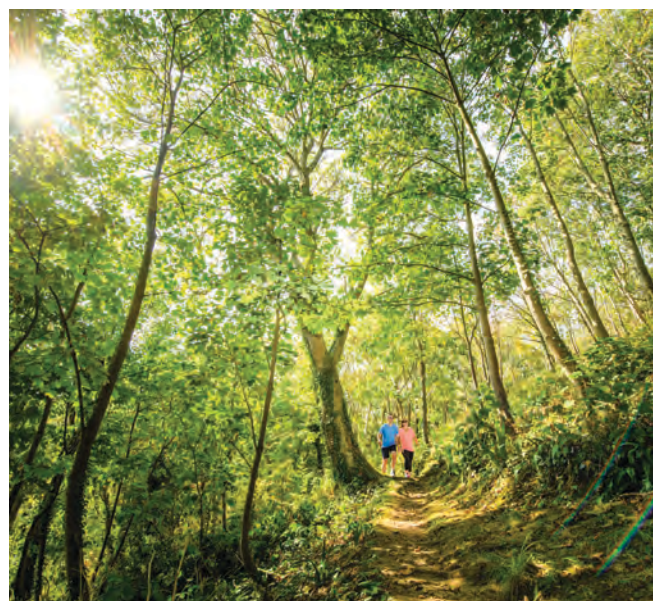
"The lovely thing about Guernsey is that everywhere is very accessible. We also like walking along the cliffs around Fermain Bay, which is the other side of the island to where we live, yet we can be there within a 20 minute drive. It's very easy to get around."

And what would Stephen's advice be to anyone thinking of making a move?

"Have a visit or two and get to know the feel of this wonderful island for yourself," he says.

"Register with an estate agent who can keep you up to date with what properties are available and speak to Locate Guernsey to learn of the benefits of relocating. It's relatively easy, but it's important to do your research."

Photos courtesy of Visit Guernsey





Stunning architecture

A La Ronde, St Martin

Without a doubt, one of the most spectacular properties ever offered on the Local Market, A La Ronde sits proudly on the cliffs of St Martins, enjoying unparalleled panoramic views over Saints Bay, Petit Port, Moulin Huet and the surrounding rolling countryside. Arranged as an enclave of three distinct buildings, the properties are all architectural works of art and have been carefully built with quality and durability at the forefront. The organic design of the main house with its welcoming curvature is nestled in to the hillside presenting an interesting juxtapose to the angled cliffs immediately below.

Local Market | Guide Price £POA | Freehold



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Striking cliff-top home

Tides, St Peter Port

A striking contemporary home with some of the best sea views in the Channel Islands, taking in the neighbouring islands of Herm and Sark, and the distant coastline of France. The property occupies a clifftop position within the exclusive residential development of Fort George and immediately overlooks Soldiers' Bay and the busy sea approaches to St Peter Port harbour. The house was virtually rebuilt at the turn of the millennium with a transatlantic feel and now features spacious reception areas and up to five more than generous bedroom suites, some having access out to a balcony with panoramic views.

Open Market | Guide Price £10 million | Freehold

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WHERE WERE YOU AT MIDNIGHT?

Presence in the UK at midnight usually equates to a day of residence in the UK when looking to determine UK tax residence. The same test applies for Guernsey tax residence.

When leaving the UK, under the provisions of the Statutory Residence Test ("SRT"), in specific circumstances, "split year treatment" may apply. In such cases this splits the UK tax year into a UK resident part and a non-resident part. If this does not apply, then the individual remains UK resident until the following 5th April (subject to possible tax treaty considerations).

If an individual is contemplating leaving the UK, split year treatment may be helpful, as it may reduce exposure to UK income tax and capital gains tax from departure (as opposed to the following 5th April). Split year treatment should not be taken for granted, as often an individual's circumstances may mean it does not apply.

Once non-UK tax resident, the SRT determines UK residence and non-residence on an annual basis. The maximum number of nights an individual may spend in the UK is often determined by reference to the number of "ties" held with the UK in the year under review. Ties are broadly;

- > family (spouse, partner or minor child being UK resident)
- > accommodation (available – not just owned)
- > working in the UK (on 40 occasions or more in the tax year)
- > spending more than 90 days in the UK, in either of the prior two UK tax years.
- > spending more time in the UK than any other single jurisdiction.

Simply put, the more ties, the fewer nights an individual may spend in the UK before triggering UK tax residence.

There are a few occasions when presence at midnight does not constitute a day of presence in the UK when considering residence. The most common of these include;

- > a transit day. When you simply transit through the UK (and do not do anything unrelated to that transit).
- > an exceptional day. This broadly means that you were prevented from leaving the UK by something that was exceptional and outside your control. 'Exceptional' would need to be determined upon the facts of the case in hand and may include physical, legal and moral obligations of the individual's own conscience that prevent that person from leaving the UK.

It is possible to be a tax resident of both the UK and Guernsey, under the respective domestic legislation, at the same time. In such cases the UK/Guernsey double tax treaty will determine residence for treaty purposes.

Although the UK/Guernsey double tax treaty may mitigate exposure to UK income and capital gains tax for a Guernsey treaty resident individual, there is no treaty protection for UK Inheritance Tax ("IHT").

Becoming UK tax resident may now cause exposure to IHT. Broadly, the test for IHT exposure, from 6 April 2025, is whether an individual is a UK "long term resident" (LTR), meaning they have been UK tax resident for at least 10 years out of the last 20 years. If you are a LTR at the time of an IHT event, most commonly death, you will be subject to IHT on all assets (UK and foreign). Those who are not UK LTRs will only be subject to IHT on UK situs assets and assets deriving value from UK land and property.

Anyone who has recently permanently left the UK will likely cease to be subject to UK income tax and capital gains from the date of a relevant split year or from the following 6 April. In contrast, for IHT purposes, they may well remain exposed to IHT upon worldwide assets for up to ten tax years following departure from the UK.

So, perhaps, where you were at midnight (for UK tax reasons) matters more than ever before.

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Julian Turian
ATT FMAAT
Executive Director



Natalie Chamberlain
CTA
Executive Director





Impressive Georgian mansion

Ste Helene Manor, St Andrew

A rare example of an iconic Georgian period residence in a country setting. Featuring a classic and elegant façade and built to take advantage of its sloping site with a lower garden floor level, a ground and two upper storeys, and two double floored wings with independent accesses. A superb columned portico supports a first floor balcony and frames a double entrance, opening to a dramatic reception hallway that perfectly reflects the quality of the internal space throughout. All principal rooms display the archetypal proportions of the period coupled with the high natural light levels associated with regency style windows.

Open Market | Guide Price £8.687 million | Freehold

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Beautiful beachfront home

Shoreline, Castel

Occupying a prime position on the sought after west coast, this stunning modern home has been designed to maximise the enjoyment of the coastal lifestyle and the panoramic views. Arranged over two floors the accommodation is bathed with light and the rooms are all notably generous in proportions. Of note is the impressive open plan living space on the ground floor and the vaulted sitting room with feature media unit on the first floor leading on to the balcony. With four luxurious bedroom suites and a further study enjoying the far reaching views, this property really does have it all.

Open Market | Guide Price £10 million | Freehold



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Highly prized position

Walton Du Varclin, St Martin

In arguably one of the island's most coveted positions, just above Fermain Bay in the beautiful parish of St Martin, this stylish modern home is a breath-taking masterpiece. With a well-designed configuration, the ground floor offers a selection of generous reception rooms centred around a double height atrium hallway, the crowning glory being the modern kitchen with fine-line glazing finished just five years ago and built to make the most of the striking views. Upstairs, there are four bedroom suites all finished to a high standard and many featuring vaulted ceilings and sea views. Externally, the property enjoys manicured grounds.

Open Market | Guide Price £8.75 million | Freehold

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LEGACY OUTLIVES WEALTH: THE POWER OF THE REIMAGINED FAMILY OFFICE



Jean-Luc Le Tocq
Head of Private Banking

Julius Baer's two most recent reports, The Family Barometer 2025 and the Global Wealth and Lifestyle Report, uncover the changing objectives and the burning question on the lips of many ultra-high-net-worth individuals (UHNWIs) - how will their wealth outlive them?

A shared insight across both reports is how families no longer view themselves as passive stewards of wealth, but conductors

of generational impact. Jean-Luc Le Tocq, Head of Private Banking at Julius Baer Guernsey, explores this transformational shift towards legacy and longevity, and how, through financial management, that can be best achieved.

What is your legacy?

In the midst of rising political, economic and technological complexity, it would be easy to assume this would manifest itself in apathetic outsourcing. On the contrary, complexity is rising – but so too is engagement. UHNWIs desire active involvement in their wealth management to build enduring legacies - underpinned by vision and values. They want to see their financial decisions driven by purpose. They are holding a mirror up to ask themselves, “What do I want to leave behind?”

This heightened focus on spirit and succession has brought to the foreground a constructive solution: a family office. What was once the domain of ancient stewards, the family office has quietly evolved into one of the most powerful approaches to secure multigenerational wealth.

Understanding the true role of a family office

The concept of a family office spans centuries, from Roman households to Renaissance dynasties. Wealthy families would entrust the running of their family estates to a figure who would manage all business from landholdings to staff to financial affairs. Fast forward to now and the spirit has remained unchanged. Family offices act as a trusted partner to navigate the noise with confidence. It has been reimagined as a bespoke solution for managing the intricate lives, assets and legacies of UHNW families. The true value of a family office lies in the empowerment of one centralised hub to oversee a family's financial universe towards a future-proof legacy. A family office enables a consistent through line in all financial decisions that is centred on family principles and philosophy.

The mystery and myths

According to this year's Family Barometer report, the main factors that deter families from setting up a single-family office are cost (41%), concerns around management complexity (29%) and belief that their wealth wasn't substantial enough (28%). In the reimagined family office of the modern day, these factors are largely surmountable. The notions that one must have billions to justify a family office, or that such structures are overly complex, are outdated and overlook how agile a modern family office has adapted to be.

Designing the right approach

A thoughtfully designed family office is the cornerstone for legacy wealth preservation and successful intergenerational transfer. It's less about assembling a rigid entity, the focus being on building a living, evolving framework – one that provides clarity to actualise a family's vision. With trusted guidance, families can make pivotal decisions confidently, regarding structure, jurisdiction, approach and technology. Just as no two families are alike, neither should their family office structure be. This is where wealth managers like Julius Baer truly prove their worth as they can provide valuable objectivity, top-tier talent and deep expertise to synthesise the right setup.

Legacy advising legacy

There is no doubt that creating a bespoke family office that balances privacy, scale, complexity, and long-term vision is a highly delicate art. When looking for a partner to nurture and execute an ideology that lives on, experience and globality are paramount. Families want trusted advisors who have walked a similar path to lead the way. At Julius Baer, that path begins with the company's own legacy. As a global organisation that began as a family business, Julius Baer's values remain rooted in stewardship and long-term thinking, teamed with global expertise that takes a holistic approach across jurisdictions.

It is not a one-off transaction. It's a journey to walk together – adapting as the family's needs evolve and helping each generation build on the foundations of the last.

Families are looking for ways to preserve capital and culture. Julius Baer Guernsey understands how to navigate the complexities of the current world while planning for the future one. Get in touch to find out more: jeanluc.letocq@juliusbaer.com.

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Grand Regency manor house

Courtil Brock, St Peter Port

One of the finest Georgian villas in St Peter Port, this exquisite and grand trophy home dates back to 1810. Built at the turn of the Regency period following the emerging architectural trends of the era, the styling, contemporary for its time, echoes many notable homes in London including that of Poet John Keats in Hampstead. Set back in relative seclusion on a site of just over an acre, the south facing façade boasts full height three-part windows framed by four pairs of pillars on the south facing terrace which looks out across the ornate gardens.

Open Market | Guide Price £6.5 million | Freehold

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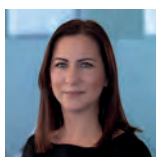
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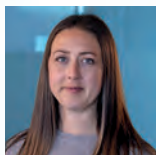
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Wonderful large plot

Arch Druidé, St Martin

Situated atop the dramatic south coast cliffs, this spectacular eight acre plot currently houses a substantial lateral home. Full planning permission has been received to demolish and rebuild a new dwelling if desired. Plans include a large garage block and repositioning the house further back on the site to maximise views and privacy. With the abundance of land creating a wonderful sense of seclusion, this really is a unique offering on Guernsey's Open Market.

Open Market | Guide Price £4.495 million | Freehold

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Rare opportunity

Brand New Home, St Martin

Built with presence and stature in an elevated position overlooking rural fields, this sizeable modern home is constructed to a high specification and boasts a flexible configuration. With accommodation across three floors offering up to six bedroom suites, this home can be curated to suit a range of buyers and even enjoys a potential for staff annexe or wing. Externally there are balconies and terraces on every level positioned to enjoy sun at all times of day together with a generous lawned garden and front drive offering parking for multiple cars.

Open Market | Guide Price £4.95 million | Freehold

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Late Georgian residence

Ronceval House, Vale

Set in an enviable elevated position and steeped in history, a striking late Georgian residence. This distinguished home offers a rare blend of timeless architectural elegance, post-war significance, and modern-day versatility. Occupying approximately 1.6 acres of private, mature grounds, the property boasts breath-taking sea and rural views, alongside a delightful array of established fruit trees, landscaped gardens, and total seclusion, offering a true retreat from the bustle of everyday life. Whether you're seeking a unique family home rich in heritage or a prestigious residence with flexible living arrangements, Ronceval House represents a truly exceptional opportunity.

Open Market | Guide Price £4.25 million | Freehold

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Charming character features

La Hougue, St Saviour

A beautiful character farmhouse, sympathetically extended to create a superb family home. The main house provides flexible accommodation, including multiple reception rooms, a stunning double height kitchen/breakfast room, three/four bedrooms (one with dressing room and en suite), with a further two family bathrooms. Additionally, there is a detached barn which currently houses a garage, store and workshop on the ground floor, with the first floor having been converted to a four star gold self-catering unit. The gardens extend to around one acre and offer mature planting along with lawned and seating areas with views over the bay.

Local Market | Guide Price £1.75 million | Freehold



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Reimagined farmhouse

Nantucket, Forest

Just a short walk from the beautiful south coast cliffs, this charming thatched home has been stylishly renovated and extended to create the ultimate multi-generational family property. Approaching over the gated, paved driveway one first enters the accommodation in the oak-framed section of the property which offers a stylish open plan kitchen/family room opening on to the terrace and lawned garden. The original farmhouse section has been renovated to an exacting detail and opens out to offer a generous sitting room and office while retaining much of the character and charm. A truly stunning home, worthy of further inspection.

Local Market | Guide Price £2.5 million | Freehold

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Character with modern twist

Les Rondiaux, St Pierre du Bois

This characterful, substantial farmhouse is presented to the market in move-in condition throughout. Offering flexible accommodation to suit a multitude of purchasers, the property benefits from an attached one bedroom wing - ideal for multi-generational living or as a rental opportunity. 'Les Rondiaux' is positioned on its plot to enjoy space on all sides, with ample parking and a garage. There is also a good size outbuilding which offers an additional space to be utilised to suit a purchaser's needs. The mature surrounding gardens offer several different areas, with the rear being of southern orientation.

Local Market | Guide Price £1.795 million | Freehold

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Fantastic living space

La Cordage, Vale

1 Reception room, 4 bedrooms,
2 bathrooms, secondary accommodation,
parking, garage and garden.

Local Market |

Guide Price £1.425 million | Freehold



Convenient location

St Elmo, St Peter Port

2 Reception rooms, 3 bedrooms,
2 bathrooms, garage, parking and garden.

Open Market |

Guide Price £1.25 million | Freehold

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Immaculate condition

Orta, Vale

2 Reception rooms, 4 bedrooms,
3 bathrooms, parking, garage and garden.

Local Market |

Guide Price £995,000 | Freehold



Wonderful modern bungalow

Le Pavot, St Sampson

2 Reception rooms, 2 bedrooms,
1 bathroom, parking and garden.

Local Market |

Guide Price £685,000 | Freehold

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Newly built town house

2 Infinity Views, St Peter Port

A modern and immaculate four bedroom family home, presented in 'as new' condition, in a quiet but convenient part of town, with panoramic views across beautiful fields and out to the islands beyond. This executive home will suit a range of buyers, thanks to its balance of style, space and modern build quality. The house is set over four floors, the lowest of which is complete with an underground garage with parking for two vehicles. Upon entering the house from the garage, you're met with the utility / boot room - an ideal layout for any family.

Local Market | Guide Price £1.35 million | Freehold

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OUR TRACK RECORD SPEAKS FOR ITSELF

A SELECTION OF PROPERTIES RECENTLY SOLD



Open Market
SOLD

The Elms
Guide Price £5.95 million



Open Market
SOLD

Carrick House
Guide Price £1.85 million



Local Market
SOLD

Vallee de Vert
Guide Price £1.625 million



Open Market
SOLD

Chelvaton
Guide Price £1.295 million



Local Market
SOLD

Newry
Guide Price £730k



Local Market
SOLD

7 The Lea
Guide Price £595k

Island dining redefined



Photos by Etienne Laine for Studio Architects

Inspired Homes speaks to Guernsey restaurant owner Sam Jarrold about his latest venture, Fukku, which opened its doors in July.

Tucked away on Smith Street in St Peter Port, Fukku is a vibrant Japanese restaurant that's redefining island dining.

Founded by Sam Jarrold, the eatery began as a fast-paced izakaya-style café and has since evolved into a refined yet energetic venue offering authentic Japanese cuisine with a modern twist.

"I've always been drawn to food. I'm not from a family of chefs, but it's something that's fascinated me since I was young," says Sam.

"I started out as a kitchen porter, moved to front of house, and travelled abroad working in hospitality. I opened my first bar at 23 – a DJ venue inspired by my time working in après-ski bars in the Alps."

Originally from Devon, Sam moved to Guernsey at 16 and has lived across the island. His first major culinary adventure was The Hook, a steak and sushi restaurant which opened in 2013.

Though he's since moved on, it laid the foundation for Fukku's concept: bold Japanese flavours, local ingredients and a dining experience that feels like an escape.

"Guernsey wasn't always the place for Japanese cuisine, but the island's food scene has become more multicultural," Sam explains. "We use local fish for sashimi – sea bass, bream, crab, lobster, octopus – and pair it with speciality imports from Japan like unagi and high-grade tuna."

The menu at Fukku is designed to deliver flavours that diners wouldn't typically find locally. From sashimi and maki rolls to tempura and ramen, each dish is simple yet authentic, prepared using traditional techniques.

"We use local fish for sashimi – sea bass, bream, crab, lobster, octopus – and pair it with speciality imports from Japan like unagi and high-grade tuna."

The drinks menu is equally curated, featuring Japanese sakes, whiskies and signature cocktails, all crafted to complement the food.

"Fukku is designed to transport you. You could be sat in a restaurant in Tokyo. It's a break from the everyday," Sam says. "It's different from many Guernsey restaurants that lean solely into the local aesthetics and culture."

Beyond the food, Sam is passionate about the island itself. "Guernsey's a super relaxed place to live. It's safe, the air is clean, and the sea is right there. The restaurant scene is amazing – the variety and quality of food is incredible. There's also a real sense of community, especially within the hospitality scene."



Savills shares property market expertise at relocation showcase



Photo by Chris George for Locate Guernsey

Members of the Savills Guernsey residential sales team were on hand to offer advice and share their market knowledge while promoting the benefits of moving to the island with potential buyers.

The Relocate to Guernsey Show 2025 – organised by Locate Guernsey – brought together experts and professionals from various sectors including real estate, banking, healthcare and education.

Hundreds of people attended the London-based event to discover more about the benefits and practicalities of making a move.

Along with a chance to meet exhibitors and speak with people who had recently relocated, there was also a series of seminar sessions – including an update on the Guernsey property market from Savills residential sales director Nick Paluch.

“Guernsey has a two tier property market – with Local Market properties available to those who have ties to the island and Open Market properties for those looking to move from elsewhere,” he said.

“Anyone who holds a British or Irish passport or who has the right to live in the UK can buy or rent an Open Market property. There are no wealth requirements or government assessments, so for the most part it is incredibly straightforward.

“The property markets themselves have been a little up and down of late, but there’s certainly signs of resilience, with a slight increase in recent transaction volumes.

“Prices in the Local Market appear to have recovered from the start of the year and lower interest rates have helped generate more activity.

“The Open Market is finely balanced, but Guernsey’s quality of life remains a huge draw and we expect activity levels to increase further after the UK’s Autumn Budget.

“Competition among buyers is likely to be strong and I would encourage anyone who might be thinking of making a move to get in touch so that we can start their property search as soon as possible.

“A good proportion of properties for sale are listed privately, so it can prove beneficial to register with an agent who can keep you up to date with what’s available.”

Locate Guernsey is the main point of contact to help coordinate and assist all business and personal relocation enquiries.

Other topics discussed at the event included financial planning, tax considerations, healthcare, education and general relocation services.

Savills Guernsey head of residential sales Stuart Leslie also attended. “If the number of people we spoke to during the day is anything to go by, then there is every reason to be optimistic as we head into the new year,” he said.

“As well as several buyers who had already registered with us, we also met many new faces who are now considering a move. It was a great event and incredibly worthwhile – showcasing the very best the island has to offer.”

COMMERCIAL TEAM

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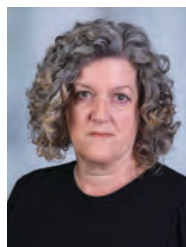
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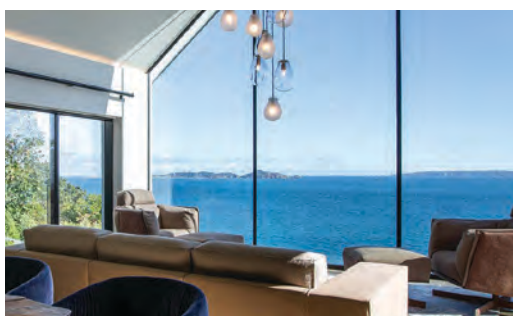
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