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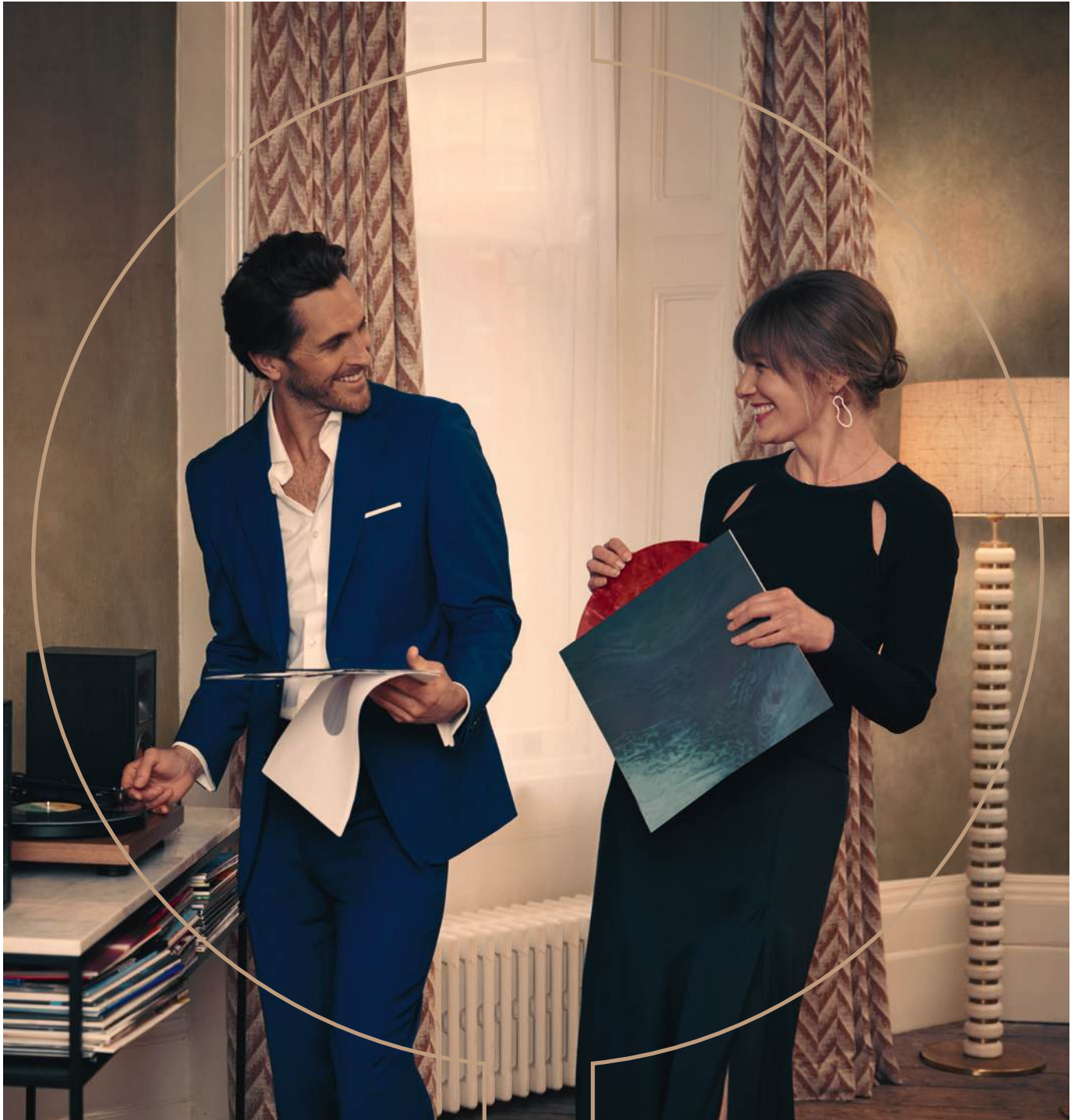
INSPIRED HOMES

BY SAVILLS | VOLUME 19 | 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 currently available for sale or rent.

It's been a busy few months on the island and it finally feels like summer is just around the corner – kicking off with the colourful celebrations to mark the 80th anniversary of Liberation Day. As always Guernsey did itself proud and there was a wonderful atmosphere (see page 35).

As temperatures start to warm up, so too traditionally does the property market. We've seen a bit of a mixed bag since the start of the year, but we're confident that activity will remain robust.

We expect demand in the Open Market to strengthen as the year progresses, while lower interest rates should also help drive further activity in the Local Market. As always, sensible pricing and choosing your agent wisely will be important. More in depth analysis can be found on pages two and three.

Elsewhere in this issue you can read our thoughts on the changes to Open Market property registrations (page 34), and we speak to Paul Eldridge from Guernsey Woollens Ltd about how the business continues to go from strength to strength (page 32).

Residential Director Nick Paluch also discusses his love of Guernsey and why he finds the lure of island life so appealing (pages four and five).

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On the Cover: The Lake House, Vale

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Property snap shot

Our experts discuss recent trends in the Guernsey property markets



Stuart Leslie
Head of
residential sales

2023 – and broadly at a level we would expect when looking back at the historical data – average values dipped.

It's rare that we see such a pronounced downward trend in price. It's certainly true that buyers remain a little more cautious with their budgets, but it's also reflective of the type of properties that sold in the first three months of the year.

There has been strong demand for one and two-bedroom apartments, for example, alongside two and three-bedroom bungalows and houses, which will be marketed at a lower price than larger homes.

As temperatures start to warm up and the summer sun begins to shine, so too traditionally does the property market.

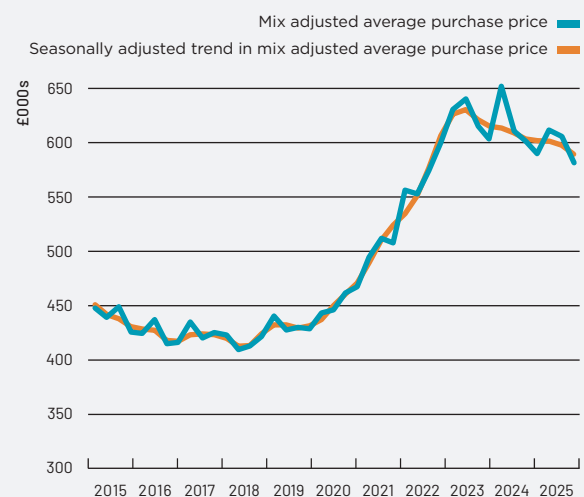
The year kicked off with some healthy activity – albeit a little bit of a mixed bag.

The States of Guernsey's quarterly property bulletin shows that while the number of sales agreed on the Local Market was up on 2024 and

£580,412

Average Local Market price in the first three months of 2025 – 3.2% lower than 2024.

Local Market mix adjusted average purchase price

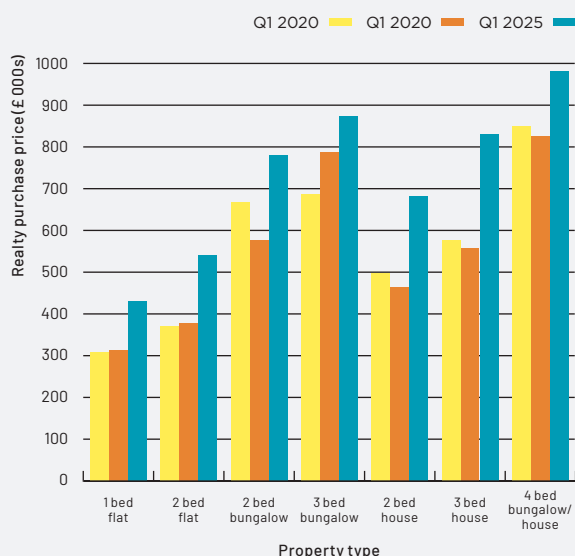


At the higher end of the ladder there's been a sense that home movers are holding out for better weather – reflecting on the developments of the last 12 months and exercising caution over what the rest of the year may hold.

This is only likely to have strengthened given the economic uncertainty centred around US trade policy and the effect that's had on global stock markets. It's perhaps inevitable that this could impact buyer confidence – suggesting we are set for more price sensitivity.

Local Market average purchase price by type of property

Five year intervals



Positive outlook

However, all that said, levels of activity – particularly in the Local Market – remain strong. Overall this points to a needs-based market in the short term, where committed buyers and sellers come to the fore and demand for ‘best in class’ remains most resilient.

We also continue to expect interest rates to fall and mortgage markets to become more competitive. That should mean an easing in underlying affordability, gradually bringing more buyers into the market and underpinning prices over the medium term.

There is, then, every reason to be positive. Savills latest client survey also points towards some green shoots in buyer and seller sentiment, particularly in terms of intention to move and the size of budgets.

In a market that’s weathered its fair share of headwinds, buyer intention to move in the next 3–6 months and the net balance of those reporting increased budgets were both at levels comparable to before the UK general election.

Indeed, the percentage of buyers claiming their budgets had increased was the highest reported since August 2022. Despite this, around 40% of buyers and sellers cited personal income as their dominant concern – meaning sensible pricing will continue to be key for those hoping to sell.

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Local Market sales in the first quarter of 2025 – 73 more than 2024.

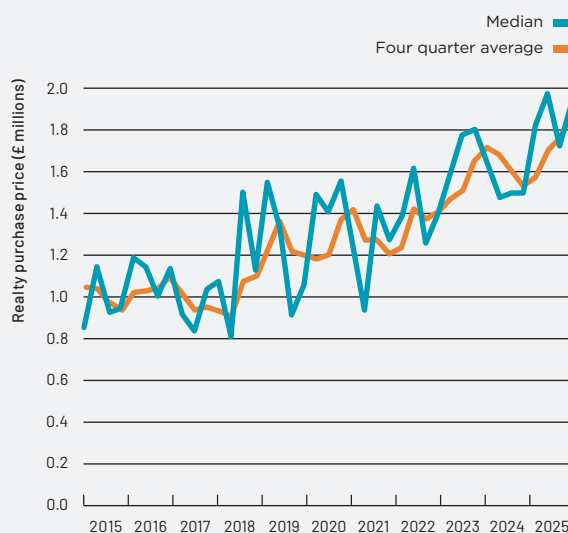
£1,913,438

Average Open Market price in the first quarter of 2025 – 30.8% increase on 2024.

Open Market transaction volumes

Date	No. of transactions	No. of transactions as a % of total Open Market units
Q1 2023	14	1.0%
Q2 2023	20	1.4%
Q3 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%

Open Market median realty price



What’s happening on the Open Market?

Activity on the Open Market is roughly in line with 2024. Although there were lots of conversations with potential relocators in the early part of this year that hasn’t necessarily translated into actual moves as yet, with many buyers deciding to sit tight. What we have seen however is more activity from UK applicants motivated by inheritance tax considerations, whereas before it was primarily capital gains.

Pricing has also needed to be realistic as stock levels are relatively high. Sensible pricing has encouraged competition and Savills is outperforming the wider market when it comes to the percentage of asking price achieved. Looking ahead, activity is likely to improve as we head toward the autumn and people think about relocating ahead of the 2026 tax year end.



In conversation with...Nick Paluch



Nick is a director in our residential sales team. Married with two young children, he talks to us here about growing up in Guernsey and what he loves most about island life.

Let's start with a bit of an introduction...how long have you been working in the property sector?

It's been about 14 years now. I've had sales/client-facing roles all of my working life, but decided to make the switch to estate agency in 2011.

And have you always lived in Guernsey?

Yes, born and raised. I grew up in rural St Peters and have lived in St Peter Port and St Martins since. I've got some great memories of growing up here and spending summers on the beach and cycling to see friends around the island. I'm lucky to have a great group of close friends from school who I still see regularly. Wanting to stretch my legs a bit I spent a year or so traveling after I finished school, but I couldn't find anywhere better than Guernsey and so came back to put down roots.



You must know the island well. Where are some of your favourite places to visit?

I love the lanes (and pubs) around St Martins – but also the lovely beaches on the west coast. Even in the depths of the winter it's lovely to go for a walk on the sandy beaches to enjoy some sea air.

You must also know some good hidden spots off the beaten track?

Some of the bays and coves on the east and south coast are world class and never get over busy because they're a bit of a trek (albeit through beautiful forest and cliff paths).

Is that how you'd typically spend your weekends?

Nowadays it's a combination of kids activities and parties usually, but if I get free time then yes, I love getting out to the coast or relaxing in my garden.

Having two young children to entertain must keep you on your toes...where are the best places for a family day out?

Herm and Sark are undoubtedly a great way to spend a day. We love exploring Sark on a bike and scrambling down the cliffs to the Venus Pool on a hot day.

How about when you go out for a meal? Where would you recommend?

There's too many to choose from – and different places lend themselves to different occasions. Hook is up there and has a great local menu with fresh seafood and fantastic steaks. Rosso and Otto are also both very good for pizza, which is a firm favourite with the kids. One of the newer places is Alba. I haven't tried it yet, but it's been highly recommended.

You're obviously a big fan of island life...what do you think it is that makes it so special?

The community and the laid back work/life balance. You can't beat getting straight out to the beach after a day in the office and feeling the sand under your feet.

And the attraction of Guernsey in particular?

I think the charm of the place is the hardest thing to get across to people until they arrive and see for themselves. Guernsey really is the perfect balance of small coastal town, but with everything you might want from a bigger city.

Finally...any tips for someone making a move to the island?

Get in touch with us and let us do the hard work!





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 era following the emerging architectural trends of the time, the styling, contemporary for its time, echoes many notable homes in London including that of Poet John Keats in Hampstead. With 12 ft high ceilings, the principal rooms on the ground floor exude opulence and grandeur which are sure to impress. A notable highlight is the English Oak planted in 1812 by Henry Brock the first custodian of the home.

Open Market | Guide Price £6.5 million | Freehold



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Front line sea view

Chenie, St Peter Port

Enviably located on an elevated site overlooking St Peter Port, Chenie is a distinctive detached home that captures the elegance of 1930's architecture whilst offering modern comforts. Boasting breath-taking sea views from all levels, this exceptional four bedroomed property provides a generous and tranquil retreat, with carefully designed spaces ensuring seclusion and privacy. A stand out feature, is a two person lift that grants effortless access to all floors, enhancing both convenience and accessibility. Externally the property enjoys a large forecourt for parking multiple cars and a double garage with store room below.

Open Market | Guide Price £3.75 million | Freehold

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WHERE WERE YOU AT MIDNIGHT?



This for many years has been a critical factor in determining UK tax residence for individuals. UK tax residence can result in exposure to UK income tax and capital gains tax. From 6 April 2025, UK residence has become the prime determinant for the level of UK Inheritance Tax (IHT) exposure as well.

Frequently, we are asked, “how many days may I spend in the UK, in a tax year, without triggering UK tax residence?”. In most cases these UK days are simply to visit friends and family or perhaps, spend time in a UK pied-à-terre.

In terms of UK tax residence, a day means presence in the UK at midnight. A frequent and common misconception is that spending no more than 90 days in the UK, in a UK tax year, is all that is required to remain not UK tax resident. This may be correct for some, but not all, as everyone has their own unique set of circumstances that need to be carefully considered when determining residence through interpretation of the UK tax legislation, commonly referred to as the Statutory Residence Test (SRT).

Falling foul of the day count rules within the SRT and becoming UK tax resident can have material financial consequences.

Usually, the number of nights you may spend in the UK in a tax year, is 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 more than 40 occasions in the tax year)
- > spending 90 or more days in the UK, in either of the prior two UK tax years.

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

A UK tax resident is generally subject to UK taxation on worldwide income and capital gains. However a non-UK resident’s exposure is limited to specific UK source income and UK property gains only.

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

As noted above, becoming UK tax resident may now cause exposure to UK IHT. Broadly, the test for IHT exposure, from 6 April 2025 will be 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.

For anyone who has recently permanently left the UK and ceased UK tax residence, who, now inadvertently reacquires UK tax residence, the period of exposure to UK IHT upon worldwide assets could be increased.

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



LTSTAX
Chartered Tax Advisers





Piece of paradise

Silver Sixpence, Castel

On a beautiful and leafy hillside, on the border of Castel and St Saviours, a sensational period villa with a converted barn is nestled within 2.5 acres of gorgeous gardens and meadow land. The accommodation is extensive at in excess of 5,000 sqft and is neatly arranged to maximise light and a feeling of being immersed in greenery. With up to six en suite bedrooms and enough reception space for even the largest family to spread out. On the south side lies the heated swimming pool and formal garden area with raised beds for growing, a wonderful place to relax.

Local Market | Guide Price £2.95 million | Freehold

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Wonderful family home

Fallen Pines, St Andrew

Tucked away in a peaceful lane, this is a beautifully designed detached home offering modern living in a tranquil countryside setting. There is a bright and spacious open-plan living and dining area, perfect for both relaxed family life and entertaining. The well-appointed kitchen complements the flowing layout, creating a seamless space for modern living. Four generously sized bedrooms provide ample accommodation, and additional luxury comes in the form of a private health suite - ideal for wellness and relaxation. A double garage offers practical storage and parking, further enhancing the home's appeal.

Local Market | Guide Price £2.75 million | Freehold



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Exquisite period townhouse

31 Mount Row, St Peter Port

A beautifully presented period townhouse that seamlessly blends timeless charm with modern comforts. From high ceilings and ornate cornicing to classic fireplaces and sash windows, this is a wonderful opportunity to own a piece of Guernsey's architectural heritage. Set across multiple levels, the property offers four spacious bedrooms, ideal for family living or accommodating guests. There are multiple reception rooms on the upper ground floor level, together with a well-appointed kitchen and dining area on the lower level. Outside, a private, south facing garden offers a tranquil retreat, while off-street parking adds practical convenience in this sought after central location.

Open Market | Guide Price £2.4 million | Freehold

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Exceptional new build

La Retraite, Torteval

An exceptional newly built detached home that combines modern luxury with the charm of its idyllic countryside setting. Offering five generously proportioned bedroom suites and an additional reception room that could provide an optional sixth if required, this stunning property is well designed for both comfort and sophistication. The heart of the home is a stunning, open plan living room, with a vaulted stairwell. This room is well organised and easily divided to suit. There are numerous glazed sections giving access to the garden. Thoughtfully designed, with high quality finishes and contemporary touches.

Local Market | Guide Price £2.3 million | Freehold

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Consultant





Renovated contemporary home

Selhurst, Castel

This recently renovated, substantial family home is presented to the market in immaculate condition throughout, with a flexible layout. The ground floor offers a superb open plan kitchen/dining/living area enjoying an abundance of natural light, with two sets of bi-fold doors opening out to a west facing patio. Overall, the property benefits from five double bedrooms, along with a further family bathroom and shower room on this level. A further two bedroom suites are on the first floor, the principal suite is a particular highlight with a superb dressing room and five-piece en suite with a sauna and steam bath.

Local Market | Guide Price £1.8 million | Freehold

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Prestigious coastal setting

Aquarius, St Sampson

Perched in an enviable position with breath-taking panoramic sea views across the Channel Islands, Aquarius is a stunning, brand-new build offering the ultimate in luxury coastal living. This contemporary home seamlessly blends high-specification design with comfort and functionality. The property boasts four generously sized bedrooms, each complemented by its own beautifully appointed bathroom, creating ideal accommodation for both family living and entertaining guests. A dedicated study provides the perfect space for remote work or quiet retreat, while a well-proportioned store room ensures ample storage. Externally, the property features a double garage and additional private parking, offering both convenience and security.

Local Market | Guide Price £1.475 million | Freehold



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Lovely quiet location

La Maison Rose, St Martin

Positioned on a great size plot enjoying a high level of privacy, the property offers a flexible layout that could also be altered to suit a purchaser's needs. The space includes ample reception space including a sitting room, dining room, kitchen opening through to a conservatory and a large office on the ground floor. On the first floor are four bedrooms (two en suite) and a family bathroom. The property also benefits from a lift that was added in recent years. The mature gardens offer seclusion, with the benefit of a swimming pool and double garage.

Open Market | Guide Price £1.75 million | Freehold

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Fantastic townhouse

Mount Vernon, St Peter Port

A distinguished period townhouse that beautifully blends historic charm with modern comfort. This elegant property boasts classic architectural features, including high ceilings, sash windows, and ornate detailing, creating a sense of timeless sophistication. The generously sized bedrooms provide ample space for a growing family, complemented by stylish bathrooms that enhance the home's refined character. The principal reception rooms are filled with natural light, while the well-appointed kitchen seamlessly connects to a private dining area, perfect for alfresco dining.

Local Market | Guide Price £1.495 million | Freehold

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Wonderful Victorian villa

Clifton Lodge, Vale

A wonderful, detached Victorian villa, situated in a quiet lane. The property has been modernised and extended, with a large open plan kitchen/dining room forming the central hub. The property retains some character features including original hardwood flooring from the era. The accommodation is versatile, comprising two reception rooms, up to five double bedrooms, three bathrooms, one of which is an en suite and a utility. Double doors from the kitchen/dining room lead to a good size patio area and large garden laid to lawn. There is a single garage and additional parking for up to three vehicles.

Local Market | Guide Price £1.275 million | Freehold

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THE ECONOMIC AND SOCIAL IMPACT OF CHANGING DEMOGRAPHICS



Did you know that the global share of people aged 65+ rose from slightly under 5% in 1960 to 10% in 2024? Guernsey's figure is even higher, with the 2021 census showing that 20% of the island's population was 65 and over. Julius Baer's research experts recently published a study exploring the effects of longevity on the economy and society. Tim Bichard, Relationship Manager at Julius Baer, explores these findings.

The world is getting older

Guernsey's 2021 census reflects a global trend: ageing populations. By 2050, it's anticipated that more than one-third of residents in the EU, China and Japan will be 65+. The cause of the shift is twofold, average life expectancy has increased (from 50 years in 1960, to 73.3 in 2024) thanks to the availability of clean water, better sanitation, medical breakthroughs and improved access to healthcare. Secondly, the birth rate is falling, meaning the proportions of populations over 65 are becoming greater.

Ageing populations present obvious challenges, such as putting pressure on healthcare systems and necessitating different types of housing – for accessibility reasons and a greater demand for communal living. Locally, this latter need is reflected by The Building (Guernsey) Regulations, 2012, under Part M, which ensures that new builds and major renovations prioritise accessible designs, promoting greater independence for older adults and individuals with mobility impairments.

“

Guernsey's 2021 census reflects a global trend: ageing populations. By 2050, it's anticipated that more than one-third of residents in the EU, China and Japan will be 65+

”

The impact of longer life on economic growth and spending

That perhaps paints a negative picture of what is actually a good thing – people living longer and being in good health. Alongside this personal and social benefit, there are several economic upsides to these demographic shifts.

First, many of those who are living longer are working longer, and therefore contributing to the economy in the form of taxes and economic productivity, this also allows them to continue to share their skills, experience and knowledge with the rest of the workforce. The changing nature of work in developed nations over even the past 30 years has facilitated a greater range of opportunities for workers of all ages. This is known as the 'longevity economy', driven by older adults delaying retirement to remain economically active, continuing to contribute to the workforce in meaningful ways.

Second, as people live longer their priorities and spending habits evolve. Expenditure on wellness services, fitness classes, and nutritional advice are rising. The travel sector is also benefiting from retirees and older adults exploring new destinations and hobbies, which can be seen in Julius Baer's Global Wealth and Lifestyle Report 2024. For the investor, this raises clear possibilities to seek gains in new areas. Holistic health, wellness and technology around healthcare are all huge growth sectors for investors and are being added to individual and institutional portfolios alike.

At Julius Baer, we help families navigate all manner of life events, ensuring their wealth endures for generations. If you are considering your legacy, now is the time to prepare. Reach out to Tim at timothy.bichard@juliusbaer.com to start the conversation.

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Superb character home

Courtil Beaucamp, Vale

This substantial character property is presented to the market in immaculate condition throughout. Split over three floors, with flexible space making it an ideal family home. Having been upgraded, the property has retained many character features and with high ceilings and large windows, the accommodation is flooded with natural light. The property benefits from a lovely garden space including a large lawn area, an area ideal for growing with raised planters along with an excellent private seating area. In addition there is a gravelled driveway providing parking for multiple vehicles.

Local Market | Guide Price £1.15 million | Freehold

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OUR TRACK RECORD SPEAKS FOR ITSELF

A SELECTION OF PROPERTIES RECENTLY SOLD



Local Market
SOLD

8 De Beauvoir
Guide Price £1.575 million



Local Market
SOLD

Les Effards
Guide Price £1.25 million



Local Market
SOLD

Mullbury Cottage
Guide Price £1.125 million



Open Market
SOLD

Woodvale
Guide Price £995,000



Open Market
SOLD

The Laurels
Guide Price £799,000



Local Market
SOLD

Albion Place
Guide Price £795,000



Substantial, traditional farmhouse

La Turquie, Vale

3 Reception rooms, 5 bedrooms,
2 bathrooms, garage, parking and garden

Local Market |

Guide Price £965,000 | Freehold



Charming period cottage

7 Vauquiedor Cottage, St Andrew

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

Local Market |

Guide Price £765,000 | Freehold

Megan Chipperfield

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Well presented townhouse

10 Domaine de Beauport, St Peter Port

1 Reception room, 2 bedrooms,
3 bathrooms, garage, parking and garden

Local Market |

Guide Price £645,000 | Freehold



Lovely low maintenance home

Evergreen Cottage, St Peter Port

1 Reception room, 2 bedrooms, bathroom,
garage, parking and garden

Local Market |

Guide Price £615,000 | Freehold

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Dedicated followers of (sustainable) fashion



Inspired Homes speaks to Paul Eldridge – co-owner of Guernsey Woollens Ltd – about the worldwide success of the island’s iconic knitwear.

“Tradition, quality and durability.” Paul Eldridge, co-owner of Guernsey Woollens Ltd, is in no doubt why the island’s iconic jumper remains so enduringly popular.

And it’s not just a hit with those in the Bailiwick – Paul and his team export to the UK, France, the USA and even as far afield as Japan and South Korea.

The business was established in 1974 – deriving its jumpers from the traditional sweaters developed in Guernsey in the 17th century.

The original sweater styles, with gussets either side of the neck and underarm for ease of movement and often featuring distinctive seafaring stitch patterns, were worn primarily by Guernsey’s fishermen.

The ‘guernseys’ popularity and notoriety grew to such an extent that both Elizabeth I and Mary Queen of Scots owned Guernsey hand knitted stockings, while Lord Admiral Horatio Nelson even recommended the jumper – then known as ‘slops’ – as a valuable article of naval clothing.

“Four hundred years and the Guernsey jumper is still going strong.”

Today Guernsey Woollens use modern equipment complemented by traditional methods to continue to uphold the highest of standards.

The team has up to eight full-time and casual staff, with a customer base that includes retailers, individuals, military regiments, chandleries, the RNLI, and locals and visitors buying at their workshop in Lowlands Road.

“We use machines to make a large part of the hundreds of garments we produce every month,” Paul says. “But each one is still finished by hand to ensure that we maintain the high level of quality for which the jumper is renowned.”

“Four hundred years and the Guernsey jumper is still going strong. They’re the ultimate utility garment – smart enough to wear to the office, yet they also perform better than most knitwear in wind and showers, without the need for a coat.”

Phil Walker, who was instrumental in setting up Guernsey Woollens and later became the owner, realised the business needed future proofing and was the main catalyst behind bringing Paul onboard.

“I love making guernseys,” Paul continues. “It’s great to be involved in creating a clothing staple that has such strong local roots and is so sustainable.”



“The yarn is tightly spun which is what gives the jumper its unmistakable qualities. There’s also no front or back to a traditional garment, which can double the lifespan.”

“They can be repaired by hand to keep them going and going, but when they are finally beyond repair, they can simply be composted. So a real antidote to ‘fast fashion’.”

“I constantly strive to make our processes even more environmentally friendly, which is vitally important on a small island.”

“The other thing I love is being able to create special designs – like the 80th Liberation Day garment that we made recently – and being able to raise money for charities through sales of those designs.”

Every year the business organises ‘Wear a Guernsey Day’ with the aim of encouraging as many people as possible to wear a guernsey and donate to charity. The 80th Liberation jumper is available until October, with proceeds going to the Red Cross.

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What do changes to Guernsey's Open Market mean for buyers and sellers?



The States of Guernsey has agreed changes that effectively mean three new build properties can be added to Guernsey's Open Market Housing Register every year.

The States hope these new inscriptions will raise at least £1.5m in additional annual revenue, as well as improve the island's overall housing stock.

Homeowners can also transfer Open Market inscriptions from an existing property to a development of multiple new-build homes or between properties currently on the Open and Local Markets, provided they comply with a range of conditions.

This includes making it easier for long-standing Open Market residents wanting to downsize to swap their inscription with a smaller Local Market property.

To help explain the changes, Savills Guernsey held a special event for clients that included a Q&A with States of Guernsey Environment & Infrastructure president Lindsay de Sausmarez. Residential director Nick Paluch and David De La Mare from DLM Architects were also on the panel.



What impact will the changes have?

The changes were developed and co-designed with industry stakeholders and property professionals – including Savills. They do not remove any pre-existing rights that current inscription holders have for homes on the Open Market.

Stuart Leslie, head of residential sales at Savills Guernsey, said: "The Open Market performs an important role in our economy, but it was developed decades ago and the rules governing it have failed to keep pace with residents' demands."

“The changes should encourage a greater variety and quality of housing stock onto both the Open and Local Markets – meeting the needs of modern offshore relocators as well as long term residents of the island.”

“People continue to move to Guernsey for lifestyle reasons as much as financial and we need to ensure the island’s housing offer is competitive with other jurisdictions, while balancing that with the requirements of those looking to move on the Local Market.”

How will Guernsey’s property market be affected?

Nick Paluch, director in the residential sales team at Savills Guernsey, added: “Previous uncertainty around the future of the Open Market has historically knocked confidence, however we feel this clear and well developed policy will now give owners and buyers faith and stability.

“Crucially, the changes could help unlock some Local Market developments that stalled because they were seen as no longer financially viable. If one or two properties can be released to the Open Market it may give housebuilders enough confidence to get these schemes going again.

“We’re also acutely aware of the difficulties that some people on the Open Market face when looking to downsize, as there’s limited supply and a lack of appropriate stock. By making it easier to transfer an inscription to the Local Market it should allow for greater flexibility – and with the policy being based on a ‘one for one’ switch we’re confident it shouldn’t have any negative effects.”

What have the States said?

When announcing the changes, Deputy de Sausmarez said: “For many years now, our Open Market has served as an economic enabler for our island, and as a government we value the significant contribution that many Open Market residents make to our community.”

“The number of Open Market inscriptions has reduced over the last decade or so, decreasing the opportunity for our island to benefit. Therefore, as agreed by the States, the aim of this policy...will be to sensitively and carefully improve the availability of Open Market properties while also ensuring that these homes are of suitable quality to meet demand.”

“We’ve co-designed this policy with key industry stakeholders and relevant States Committees to make sure that we’ve given it thorough consideration from every angle.”

“This policy will provide a transparent and equitable process for improving what the Open Market has to offer, while ensuring that the Local Market and government revenues benefit appropriately, especially at a time when there is a particular pressure on States’ finances.”

Guernsey marks 80th anniversary of Liberation Day

Tens of thousands of islanders gathered to mark the 80th anniversary of the end of German Occupation during World War Two.

Guernsey’s annual Liberation Day celebrations were bigger and better than ever this year – culminating in a giant cavalcade of vehicles and floats that made its way into St Peter Port.

The day started with a two-minute silence, followed by a parade of veterans and military personnel. It was also marked with a visit from The Princess Royal, Princess Anne, who read a speech on behalf of the King, and a memorial service at the Town Church.



Savills marked the 80th anniversary of Liberation Day with a striking window display

Organisers said more than 170 military vehicles took part in the traditional Liberation Day cavalcade. Meanwhile, vintage aircraft including a Harvard and a Hurricane delighted crowds from the skies.

Every parish was a buzz of activity as people enjoyed the warm spring weather and celebrated with activities and performances.

Other events included a service of thanksgiving, a 1940s audience singalong, and a performance from the Biberach Youth Orchestra.

COMMERCIAL TEAM

Whether you're a homeowner or tenant looking to move, a landlord looking to invest, or a developer with a keen eye for new opportunities, we're here to help. We're proud to be the biggest multi-disciplinary estate agent in the Channel Islands.



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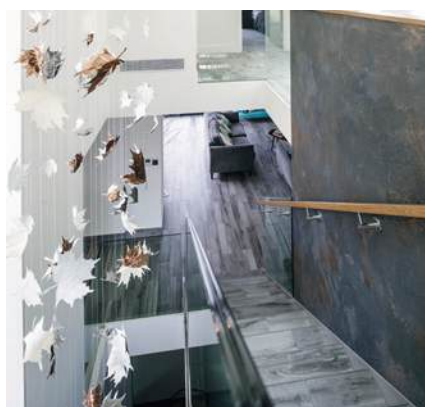
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