

INSPIRED HOMES

LOCAL KNOWLEDGE. GLOBAL REACH.



Quarterly Property Review
Autumn 2021



Right at home.



Mortgages, by BUTTERFIELD.

Everyone deserves a home they love; one that's a place of refuge in a hectic world, and a source of pride and security.

Whether you're searching for the perfect place, or looking to make your current place more perfect, your mortgage or renovation loan should be as comfortable as the place you call home.

Let's have a conversation about how Butterfield can make that happen.

Call us on 843 300.



WELCOME TO THE THIRD EDITION OF INSPIRED HOMES

Welcome to the fourth edition of Inspired Homes, a publication brought to you by Savills Guernsey. This informative quarterly magazine brings you the latest housing market analysis and comment, together with a selection of the finest homes available to buy in the Bailiwick.

Despite the global pandemic and local lockdowns, the momentum in the property market has continued into the summer with strong demand still being registered across the island's sales and letting markets. However, this demand is far outweighing the supply as those actively bringing their homes to the market has reduced slightly. On pages 4 and 5 of this latest issue, we delve into what's been happening in the property market so far this year in a little more detail.

Savills is the only Channel Island agency that has a fully global reach. With a close connection to Savills London and our international offices in places such as Singapore, Hong Kong, Dubai, South Africa, the Americas and Europe, we are able to ensure access to the widest possible buyer market – whether locally qualified, qualified by licence or Open Market residents.

We are also able to draw upon our vast range of professional property services from planning and development to commercial, rural and research; all with the aim of helping our clients and customers to achieve their goals.

The team at Savills Guernsey has just moved their office at 1 Le Truchot to new premises at Royal Terrace, Glatigny Esplanade. Please do call in to see us or call (44 1481) 713463 to discuss how we can help you.



Richard Fox
Director
richard.fox
@savills.com



Keith Enevoldsen
Director
keith.enevoldsen
@savills.com



Stuart Leslie
Associate Director
stuart.leslie
@savills.com



Nick Paluch
Associate Director
nick.paluch
@savills.com



Honor Brooksbank
Lettings Negotiator
honor.brooksbank
@savills.com

Savills Guernsey
Royal Terrace, Unit 2 & 3, Glatigny Esplanade, GY1 1WA
01481 713463

Find us on social media



SAVILLS.GG

On the Cover: The Meadows, St Andrew - Please see pages 10 and 11 for further details.

This magazine is published on behalf of Savills (UK) Ltd by Rock and Small Limited. All information is believed to be correct at the time of going to press. Opinions expressed are those of the author and not Savills or the publisher. While every care is taken in compiling the content, neither the publisher nor Savills assume responsibility for effects arising from this publication. Savills recommends that applicants discuss their interest in a property with the negotiator who can answer more specific questions and advise if it is under offer. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each of them. Investment advice: the information and opinions contained in this magazine do not constitute professional advice and should not be relied upon. Specific advice relating to your individual circumstances should be obtained.

butterfieldgroup.com



Your property may be repossessed if you do not keep up with repayments on your mortgage. To apply you must be 18+ and resident in Guernsey or Jersey. All mortgages are subject to status and valuation.

Butterfield Bank (Guernsey) Limited ("BBGL") is licensed and regulated by the Guernsey Financial Services Commission under The Banking Supervision (Bailiwick of Guernsey) Law, 1994 and The Protection of Investors (Bailiwick of Guernsey) Law, 1987, each as amended from time to time, under registration number 85. BBGL's products and services are available in Guernsey and only in those other jurisdictions where they may be legally offered or obtained. BBGL is registered under the Data Protection (Bailiwick of Guernsey) Law 2017, under registration number 11160 and with the Guernsey Registry under registration number 21061. BBGL's registered office address is P.O. Box 25, Regency Court, Glatigny Esplanade, St. Peter Port, Guernsey GY1 3AP. BBGL is a wholly-owned subsidiary of The Bank of N.T. Butterfield & Son Limited.



DEMAND EXCEEDING SUPPLY BUT CONFIDENCE IN MARKET REMAINS HIGH



The surge of activity in the property market has maintained its momentum into the second quarter of the year, however demand continues to outweigh supply as more people look to make a move post-lockdown.

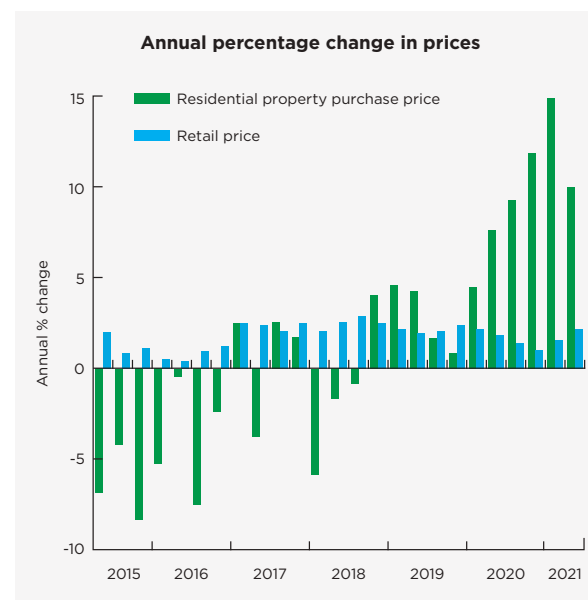
After more than a year spent living under the constraints of the pandemic, buyer behaviour has altered for many with a proximity to family and open spaces sitting firmly at the top of home movers' wish lists. Whilst this has resulted in a short supply of stock in both the sales and lettings markets, in the Local and Open Markets, Richard Fox, Director at Savills Guernsey, responds to some questions on the current market as confidence remains high:

Is the 'race for space' still dominating the market?

There has been a seismic shift in attitudes among buyers as a result of Covid-19 which has seen those looking to move house prioritise access to space, both inside and outside of the home, and closeness to family above proximity to their place of work. As such, properties that provide spacious accommodation or are close to countryside, the beach or family are particularly in demand. That said, there is strong activity across the market – from apartments through to larger, family homes.

Is now a good time to put my house on the market?

In short, yes. With demand outweighing supply in the housing market there is upward pressure on prices and we are still seeing multiple bids on a number of properties, with some agreeing sales in excess of the guide price. At the end of June we had agreed 42% more deals, year to date, than we had done for the same period in 2020 and had registered 74% more exchanges, using the same metrics. We are certainly seeing first hand that the demand in the Guernsey property market remains strong.



What's a key consideration for anyone looking to sell in the current market?

While demand remains strong, it is important to reiterate that realistic pricing from the offset is important to secure a sale. The market remains price sensitive and this is perhaps even more important to bear in mind if, as we expect, stock constraints begin to ease over coming months with those reluctant to sell while social distancing rules have been in place bring their homes to market. Around a third of our recent sales have been to buyers who were already on the Savills database, with a 5% increase in applicant numbers, year to date, at the end of June compared to the same period last year – so it's also worth considering instructing an agent with a good track record and access to an extensive database of contacts such as Savills.

And for potential buyers?

It is no secret that the property market has seen an increase in competitive bidding, which we have seen first-hand, so my advice would be to ensure you have funding in place and be as decisive as possible. Or, at the very least, an agreed sale in a short and stable chain. Once that is the case, register with the agents most likely to handle the sort of property you would like to buy and keep in touch with them. Be proactive in your search too – register with agents that are most likely to be marketing the type of property you're after but don't feel you have to wait for them to call you.

What type of properties are most in demand within the rental market?

Well-maintained family homes with plenty of character and modern fixtures and fittings are highly sought after and in high demand currently. If you add a separate office space, superfast broadband, contemporary bathrooms and child-friendly outside space to these properties, the interest only increases. We are also beginning to see high-spec apartments attracting a lot more attention, suiting professionals working in central St Peter Port. A knock-on effect of the lack of properties for sale is that many applicants on our database are showing a strong appetite for rental properties as they play the waiting game for their perfect property to become available.

What advice would you give to someone considering letting their property?

The general feedback from tenants is that it makes a huge difference to see a property that has been given a fresh lick of paint versus one that hasn't. Invest time yourself or employ a good decorator to brighten things up. It's also worth being more flexible for the right tenant. Some landlords have been known to buy a new set of dinner plates or glassware as a goodwill gesture for when someone moves in, whereas others have been happy to consider tenants who have a pet following strong references. Creating a relationship that cultivates loyalty and longevity is a positive move.

Q2 market overview

The Guernsey Residential Property Prices bulletin, which measures average price changes in residential properties sold on the island each quarter, recently published its headline analysis of trends in average purchase prices.

In its Q2 analysis for 2021, the mix adjusted average purchase price – a measure of the value of sales – for Local Market properties is only fractionally lower (0.8%) than the previous quarter but 9.9% higher than the second quarter in 2020 at £505,579. A rise was also seen, using the same metric, in the lettings market with the average rental price increasing by 6.3% and 15.7% compared to Q1 2021 and Q2 2020, respectively. The mix adjusted rental average rental price for Local Market properties in the second quarter of this year was £1,593.

According to the latest bulletin there were 297 Local Market transactions in the second quarter of 2021 – 130 more than the previous quarter and 156 more when compared to the figure of Q2 in 2020. The raw median price (realty only) of the 35 Open Market transactions in the second quarter of this year was £1,228,500.

Source: States of Guernsey



Pierre Blampied, SPF, said: "We continue to see a lot of potential buyers on both local and open markets but there is a distinct lack of stock which has led to an increasing property values. We have seen further positive news with Lloyds re-introducing a 95% loan to value mortgage to join HSBC as the only providers of loan to value mortgages above which the market requires. The lending market continues to have competitive rates and products available. In addition we are seeing some lenders increasing the amount of salary multiples available on mortgages so yet further good news. Private Banks also continue to play a leading role on assisting High Net Worth individuals as they offer a bespoke product. What is really needed is more properties being built but this cannot happen overnight."



Prestigious manor home in an elevated position

Montville Manor, St Peter Port

A magnificent modern home situated on a secluded site above St Peter Port. With over 7,500 sq ft of accommodation, the receptions rooms all have access via double doors to the rear terrace and gardens. There are four double bedrooms, two of which are en suite and three have balconies with a mix of eastern/western views - some with glimpses of the sea. A lower ground floor provides ancillary accommodation via an external door. Two acres of formal gardens and woodland form the grounds, with the main lawn facing west. There is a significant parking area and a detached double garage.

Open Market | Asking £5,250,000

Nick Paluch
Savills Guernsey
01481 713463
nick.paluch@savills.com





One of the island's finest Georgian properties

Candie House, St Peter Port

Situated in one of St Peter Port's best and most peaceful locations, Candie House beautifully combines period architecture with immaculate modern living. The property has its original two pairs of gates with a horseshoe in/out drive, front garden, ample off street parking and an integral double garage. There is rear access to the walled ornamental garden from Cambridge Park via a private lane. The accommodation includes hallways, drawing room, library, dining room, TV room, kitchen and breakfast room, utility room, workroom, vault, 6 bedrooms, 5 bathrooms, 2 dressing rooms, a substantial Palladian Pavilion, garden sheds and a double garage with loft above.

Open Market | Price On Application

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com



Summer Days

Guernsey residents are lucky! We often enjoy sunny summer days, clear and crisp winter days, colourful autumn days and the beautiful days of spring on our lovely Island.

Despite this, we are often asked by our clients how many days they are able to spend in the UK visiting family, friends, attending sporting or cultural events, staying for extended periods in a "pied a terre" or indeed working in the UK.

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 individuals have their own unique set of circumstances that need to be carefully considered when determining residence. A simple "one size fits all" 90-day approach is ill advised.

Falling foul of the rules and becoming UK tax resident can have material financial consequences, such as a significant exposure to UK income, capital gains and possibly inheritance tax, depending on individual circumstances.

A day therefore matters, and a day in these circumstances usually means "presence at midnight". But that is not all, as the number of days you are able to spend in the UK is often determined by how many "ties" an individual has with the UK.

Ties with the UK are primarily based on family connections, accommodation, working in the UK, and spending 90 days in the UK in either of the last 2 years. Simply put, the more ties, the lower the number of days you are able to spend before triggering UK tax residence.

Therefore, counting the number of days spent in the UK and understanding what ties you have is critical to ensure you remain non-UK tax resident.

Determination and advising upon UK tax residence is highly complex. There are other factors contained in the UK Statutory Residence Test that may be applicable depending upon the circumstances involved, as well as potential interaction with the Guernsey/UK double taxation treaty.

If you would like to discuss UK tax residence with us and determine the number of days you may be able to spend in the UK, please get in touch. We would be pleased to have an initial discussion without obligation.

Please call 01481 755862 or visit www.lts-tax.com



Francis Snoding CTA
Managing Director
E: fran.snoding@lts-tax.com



Julian Turian ATT FMATT
Director
E: julian.turian@lts-tax.com



Sarah Kenealy CTA
Associate Director
E: sarah.kenealy@lts-tax.com



Katie Roberts CTA
Manager
E: katie.roberts@lts-tax.com



LTS Tax Limited, Ground Floor, North Suite, Tudor House, Le Bordage, St Peter Port, Guernsey GY1 1DB.
T: +44 (0)1481 755862 E: taxenquiries@lts-tax.com
www.lts-tax.com

LTS Tax Limited (registration number: 54292) is registered with the Chartered Institute of Taxation as a firm of Chartered Tax Advisers. Please see our website www.lts-tax.com for details. Registered office: Les Echelons Court, Les Echelons, St Peter Port, Guernsey, GY1 1AR.



Magnificent farmhouse in a valley setting

The Meadows, St Andrew

An outstanding farmhouse with a south facing aspect and situated in fabulous rural surroundings. The property enjoys a high degree of privacy and enjoys country outlooks over fields and woodland. Comprehensively renovated, the accommodation is immaculately presented and includes a purpose built entertainment pavilion. The delightful gardens and grounds, amounting to just under 5 acres, comprise a parking forecourt, ornamental gardens – including a David Austin designed rose garden – lawns, an outdoor swimming pool, stream, paddock, and two substantial outbuildings with garaging for numerous vehicles.

Open Market | Asking £5,950,000

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com





An inspirational property bringing paradise closer to home

Maison de la Falaise, St Peter Port

With an architectural vision that draws on an international blend of luxurious styles from African hunting lodge to Polynesian fale, 'La Maison de la Falaise' has taken its place as one of the finest houses in the Channel Islands. Standing within cliff-side bluebell woods, its elevated position above the shoreline provides far reaching panoramic views that take in the neighbouring islands of Herm and Sark - as well as the distant outline of France. 3 reception rooms, 4 en suite bedrooms, 1 further bedroom, 1 further bathroom, study, snooker room, cocktail bar, guest annexe, wine cellar, quadruple garage, greenhouse and stunning gardens.

Open Market | Asking £16,000,000

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com



OUR PERSONAL FINANCIAL
ADVICE BEGINS WITH ONE QUESTION:

WHAT
MATTERS
TO YOU?

juliusbaer.com



Julius Bär
YOUR WEALTH MANAGER



Substantial period home close to South Coast cliffs

Le Petit Bois, St Martin

This beautifully renovated property stands in a preferred residential area within the sought after parish of St Martin. An attractive walk down a wooded valley takes you to Fermain Bay. Presented in wonderful condition, particular features are a stunning conservatory and a generous roof terrace. The property has 4 reception spaces, 3 bedrooms (2 en suite), 2 dressing rooms, 2 cloakrooms, an office and utility room. To the exterior, there is substantial parking and a garage, a sheltered, sunny patio and a large, enclosed rear garden with a pond and garden shed.

Open Market | Asking £2,250,000

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com



An exceptionally attractive period home

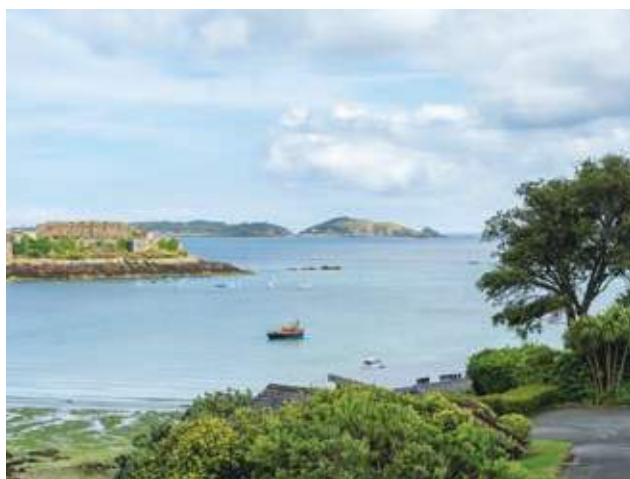
Le Foulon House, St Peter Port

The property is set at the top of a rising driveway amidst ornamental and landscaped gardens, above Foulon Valley in rural St Peter Port. A home of character and charm, this delightful property has been fully refurbished by an interior designer and given a contemporary twist that is very much in keeping with today's style. Recently extended, it benefits from a flexible layout. The accommodation offers four bedrooms, one of which is an ideal guest annexe or semi-independent wing for extended family. Externally, the gardens offer sloping lawns, wooded walks, a pergola, greenhouse, al fresco entertaining areas and swim spa.

Open Market | Asking £2,400,000

Nick Paluch
Savills Guernsey
01481 713463
nick.paluch@savills.com





A superbly located character home

La Maison des Terres, St Peter Port

Standing in the sought after location of Havelet Valley, the property boasts fabulous views across the bay towards Castle Cornet and the islands of Herm and Jethou. Additionally to its private gardens, the property benefits from being part of a larger enclos overlooking mature parkland grounds. Laid out in a classic manner, the accommodation is finished in a period style combined with contemporary touches. It comprises 4 reception rooms, a principal bedroom suite with dressing room, 2 further bedrooms both en suite, a utility room and cloak room. The gardens include a sun terrace, lawn and summer house, a detached garage and forecourt with parking for several vehicles.

Open Market | Asking £2,750,000

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com



With the largest and most experienced property team in Guernsey, we can guide you smoothly through the process of buying or selling your home in the Bailiwick.

We can also help you with planning and construction issues, housing applications and relocating to the Islands.

SERVICES

- / Sales and acquisitions
- / Conveyancing
- / Leases
- / Planning advice
- / Relocation
- / Re-vesting real property
- / Joint buyer/venture agreements
- / Property development financing
- / Commercial property
- / Wills and probate

To discuss your requirements, please contact one of the partners listed below:



Jason Morgan
Partner

D +44 (0)1481 741563
E jason.morgan@careyolsen.com



Davey Le Marquand
Partner

D +44 (0)1481 732009
E davey.lemarquand@careyolsen.com

With you every step of the way

PROPERTY LAW SPECIALISTS

CAREY HOUSE LES BANQUES ST PETER PORT GY1 1BZ



careyolsen.com



Engaging Architecture

"People are at the heart of what we do and our client's brief is always central to our thinking."



SAVILLS GUERNSEY MAKES SEAFRONT MOVE

Savills has completed its relocation to new premises becoming the biggest multi-disciplinary estate agent in the Channel Islands.

The move to Royal Terrace, Gategny Esplanade sees its commercial and residential teams join forces under one roof having relocated from No 1 Le Truchot and 22 Smith Street.

Comprising open plan suites that offer flexible, modern office accommodation, the newly designed office space includes the latest IT and communications systems, as well as first-class facilities for staff and visiting clients.

Tony Rowbotham, head of commercial Savills Guernsey, comments: "We are excited to complete our move to the newly refurbished Royal Terrace. This fantastic new base allows

us to accommodate both our commercial and residential teams under one roof which will not only improve collaboration between our teams, but further strengthen the service we provide to our clients. We have long established ourselves as a leading agent on the Channel Islands and we are confident that this move will reinforce our position in Guernsey."

Keith Enevoldsen, head of residential for Savills Guernsey, says: "We're delighted with the quality of the fit-out and look forward to being able to welcome clients to the office once it is safe to do so. The open space and layout of the office will prove hugely beneficial in encouraging collaboration, all from one of the most visible and prestigious offices on the seafront!"

If you are thinking about transforming your existing property or realising your dream home speak to the team at Lovell Ozanne. We believe that great design should be possible no matter how big or complex the project. We aim to offer a bespoke personal service whilst maintaining the capacity and expertise to tackle large scale developments. Using our experience and passion we make everyday spaces exceptional.

To book your free consultation please call 01481 235397 or email hello@lovellozanne.com

Residential | Commercial | Hotel | Education | Leisure | Retail

LOVELL OZANNE

Chartered Architects

Chartered Building Surveyors

www.lovellozanne.com



A delightful Guernsey farmhouse

Grande Rue Farm, St Saviour

Situated in a quiet location within the island's most rural parish of St Saviour, just inland from Perelle Bay on the West Coast. The principal reception and family rooms are rich in charm and character with beamed ceilings, display alcoves and fireplaces. The property has been extended at various times over the centuries, providing extensive accommodation with plenty of scope. There are two independent, income producing apartments, located discretely away from the main house, as well as a swimming pool and entertainment/health suite. Enclosed grounds comprise 3/4 of an acre of lawns, ornamental beds and cottage style gardens.

Open Market | Asking £2,950,000

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com



A stunning penthouse apartment

ONE St Julian's, St Peter Port

This luxury penthouse apartment is situated within the highly regarded ONE St Julian's Avenue development. Boasting generous accommodation throughout, the property comprises two double bedrooms, both en suite and one with a dressing room, ample storage throughout including a utility and cloakroom, and a beautiful open plan kitchen/dining/sitting room with doors opening to a fabulous private roof terrace. The penthouse further benefits from two parking spaces in the secure underground car park.

Open Market | Asking £2,650,000

Nick Paluch
Savills Guernsey
01481 713463
nick.paluch@savills.com





Characterful period manor house with striking architectural features

Carteret Manor, Castel

Situated just a stone's throw from one of Guernsey's finest West Coast beaches, this historic and characterful property was built by the fourth Baron de Saumarez in the style of a Breton Chateaux in the early 18th Century. It has a commanding presence in the area and a striking architectural style that features two towers and high pitched gables in an attractive mix of local granite and smooth white painted render to give a great sense of curb appeal. 6 bedrooms, 6 bathrooms, 5 reception rooms, detached cottage, pool, tennis court, garaging and parking.

Open Market | Asking £2,750,000

Nick Paluch
Savills Guernsey
01481 713463
nick.paluch@savills.com



SPF HIGH NET WORTH MORTGAGES

A CLEARER VIEW ON HIGH VALUE LENDING

Achieving your vision of a new property may be more complicated when a high value mortgage is required.

Standard lending limits may not be sufficient and, if you're a high net worth individual that has complex or multiple income streams, it can place you outside of the comfort zone of most high street lenders.

At SPF we have established relationships with specialist lenders and a wealth of

knowledge and experience in providing complex income verification to secure bespoke and highly competitive mortgages for Guernsey residents.

We can even factor in other properties, stock portfolios or personal pensions to provide the required level of funding in the most cost efficient structure.

For an effective approach to securing your new home or investment property, call us on 01481 715234.

Tel: 01481 715234 info@spf.gg www.spf.gg /SPFGsy @SPFGsy
The Financial Suite, The Maze, Berthelot Street, St. Peter Port, Guernsey GY1 1JT.

Mortgages | Commercial Lending | Business Insurance | Personal Insurance

Licensed by the Guernsey Financial Services Commission to provide advice on insurance business.





Substantial Georgian house offering exquisite finishes throughout

Les Mouriaux House, Alderney

Occupying an elevated and quiet position in St Anne's, the historical residence of Alderney's Governor is perhaps the most substantial and prestigious house in the island. Les Mouriaux House has been recently renovated and improved, and offers high quality finishes throughout. Currently laid out in a 6 bedroom format, the property has generous reception rooms and the benefit of a self contained staff/guest annexe. There is ample parking and a well laid out west-facing garden.

Open Market | Asking £3,750,000

Keith Enevoldsen
Director
01481 713463
keith.enevoldsen@savills.com

savills



A charming regency townhouse

Springfield Terrace, St Peter Port

A fine Regency townhouse situated on a well regarded residential road, within walking distance of the town centre, schools and Guernsey's premier health club. The immaculate, spacious interior features five well proportioned reception rooms. There are four bedrooms, including a large principal bedroom suite and a studio attic. Two out of the three bathrooms are en suite. The architecture of the period makes for a property full of character and charm. Formal gardens, forecourt parking and a double garage complete the offering.

Open Market | Asking £1,395,000

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com

savills



A wonderful property approached by a sweeping driveway

Maison des Juliennes, St Pierre du Bois

Situated in one of Guernsey's most rural parishes of St Peter, the grounds of Maison des Juliennes of just under two acres provide further tranquillity. Its attractive granite frontage creates both an imposing and charming first impression, as the property is approached via a sweeping driveway. There are 5 reception rooms, a principal suite including dressing room, 4 additional bedrooms, 2 en suite and 1 with dressing room. Notably, a wing complete with kitchen/living/dining area provides an ideal guest annexe or semi-independent wing for extended family. To the exterior is a swimming pool, a large, versatile outbuilding, a triple garage, a further detached garage, an agricultural field and a bowling green.

Open Market | Price On Application

Richard Fox
Savills Guernsey
01481 713463
richard.fox@savills.com



SPACES FOR BETTER LIVING

JG Architecture Ltd are a friendly, open-minded Chartered Architectural Practice whose designs and spaces are inspired by people, context and light.



- ✓ PRIVATE NEW BUILD DWELLINGS
- ✓ EXTENSIONS & ALTERATIONS
- ✓ RESIDENTIAL DEVELOPMENTS
- ✓ RENOVATIONS/UPGRADES
- ✓ OUTBUILDING CONVERSIONS
- ✓ COMMERCIAL SPACE PLANNING
- ✓ SPORTS FACILITY DESIGN
- ✓ INTERIOR DESIGN



Contact JG Architecture for your **FREE** initial on-site consultation or visit jga.gg for further information.

T 245767 E INFO@JGA.GG



Unit 1, Cobo Business Centre, Clos De Salle, Route de Carteret, Castel, Guernsey GY5 7YX



SOLD Les Houets
Asking: £1,600,000



SOLD Saint Pierres
Asking: £1,850,000



SOLD Bon Abri
Asking: £765,000



SOLD Courtil Corcai
Asking: £895,000



SOLD The Lee
Asking: £1,195,000



SOLD Le Moineau
Asking: £765,000



SOLD The Penthouse
Asking: £350,000



SOLD Le Marais
Asking: £1,590,000

Sold Track Record

From our office in St Peter Port, we are proud to market some of the very best property the island has to offer. We are the only island agency that has a global network, with a close connection to Savills London and international offices ensuring the widest possible reach. We are also able to draw on a vast range of property services from planning and development to commercial, rural and research. Whether you are looking to buy or sell, our expert team is here to support you every step of the way.

savills



LET Hazely Manor
£3,800pm



LET Choisi
£2,850pm



LET Taranaki
£2,000pm



LET St. John's Road
£1,600pm

Lettings Track Record

Our Guernsey office has a specialist team to serve the busy local lettings market. From modern town centre apartments to large family houses, our agents have a proven track record of building successful relationships with landlords and tenants alike. With a network of nearly 41 offices in London and over 600 offices and associates worldwide, whether you have somewhere to let or want somewhere to rent, call us today to see how we can help with your next property move.

savills



SOLD

La Grande Route De St. Pierre
Asking: £7,950,000

A VIEW FROM JERSEY...



Geri O'Brien, Head of Savills Jersey

Home buyers putting fresh air and family ahead of proximity to the office.

After more than 12 months spent living under the constraints of the pandemic, a reassessment of work/life balance is seeing a number of people choose Jersey as their relocation destination of choice.

According to a recent survey of 1,100 Savills buyers and sellers, proximity to family and to a park or open space now sit firmly at the top of home movers' wish lists. By contrast, proximity to a station or place of work has slipped right down the list of top priorities among our buyers and sellers.

This is certainly something we are seeing in Jersey. As well as the benefits of being in a central time zone that reaches the US, Europe and Asia within the same business day, our outstanding coastal environment provides the open space and quality of life that so many are seeking. At a local level, this is something that is the number one priority among buyers and sellers registered with our office in Jersey.

Over the last two years we have seen a number of hedge fund managers and financial services firms establishing a physical presence on the island, many of whom are relocating from London.

While there are income tax benefits for residing in Jersey, possible tax changes in the UK – which is the largest European base for the hedge fund

sector – are contributing to the growing interest among hedge fund managers to domicile outside the UK. Jersey's tax model allows investors to work together more efficiently with no double or triple taxation of funds and investors.

Another potential attraction behind the numbers relocating to Jersey is the 'no change' solution for access to UK investors. The UK Government has been clear that the special relationship between Jersey and Britain will not be impacted by Brexit. As Jersey has never been part of the EU, we have long-standing bilateral relationships with EU member states and established market access arrangements, which will not be affected either. To this end, Jersey is uniquely placed and this sets us apart from other international finance centres.

The shift in attitude among buyers in the property market and the desire for space is certainly benefitting relocation destinations such as Jersey and, with London less than an hour away by plane, it is no surprise that there are so many interested in making the move. However, keeping buyer and seller expectations on pricing aligned will be key to maintaining the momentum we've seen over the last year, through the summer and beyond – especially whilst demand for properties far outweighs the available stock.

If you'd like to discuss the property market in Jersey in more detail we'd be delighted to hear from you.

If you are looking to buy or sell in Jersey, please don't hesitate to get in touch.

Geri O'Brien
Head of Office, Savills Jersey
01534 722227
geri.obrien@savills.com

SAVILLS IN THE COMMUNITY



SAVILLS RENEWS ASSOCIATION WITH GUERNSEY AIR DISPLAY

For the second consecutive year Savills will be supporting Guernsey's air display as one of the event's 'corporate friends'.

This year's Battle of Britain air display will take place on Thursday 9 September over the skies of St Peter Port, with many local businesses joining forces to support the event.

Planes on show during this year's display will include the Red Arrows, RAF Typhoon, an Avro Lancaster and a Supermarine Spitfire, among others.



For over 50 years, Guernsey's skies have been host to some of Britain's most historic and iconic military aircraft as well as the thrilling Red Arrows, one of the world's premier aerobatic display teams.

Nick Paluch of Savills said:

"We are delighted to once again be corporate friends of the Guernsey air display, which is not only an exhilarating spectacle but one that encourages a great sense of community among businesses and individuals in the local area. With our fantastic new seafront office we are looking forward to what promises to be another wonderful display and hope everyone can enjoy the airborne spectacle."

LOCAL KNOWLEDGE, GLOBAL REACH.

At Savills Guernsey, our connected network allows your property to have unrivaled exposure to national and international markets.

With 41 offices in London alone, our residential network allows your property in Guernsey to reach more overseas buyers.

We are **the only Guernsey property company with an in-house regional, national and international press office**, meaning more exposure in domestic and worldwide media.

The majority of buyers start their property searches on the internet. While portals are useful, buyers also like to search on agents' websites. Savills is **the most visited estate agency website** nationally¹. In addition, Savills is **the most followed estate agency account** nationally on Instagram, Twitter and LinkedIn.

This is a fantastic opportunity for open and local market vendors. To find out what your home is worth, contact a member of our team today.

Tel: 713463

Email: guernseyinfo@savills.com

Website: www.savills.gg

Average social media reach²

75k

Number of offices globally

614

Sales agreed by Savills before marketing³

1 in 4

Buyers already known by Savills⁴

33%

Share of total agent website visits¹

55%

¹Unique website visits, SimilarWeb, Jan 2021

²Guernsey properties on Savills' Instagram, Jan-Mar 2021

³Savills data Jan-Dec 2020

⁴Savills data Jan 2020 - Feb 2021

savills

RESIDENTIAL TEAM

We have a highly talented, experienced and enthusiastic team of people, dedicated to achieving successful results for our clients



Richard Fox
Director
01481 713463
richard.fox
@savills.com



Keith Enevoldsen
Director
01481 713463
keith.enevoldsen
@savills.com



Stuart Leslie
Associate
Director
01481 713463
stuart.leslie
@savills.com



Nick Paluch
Associate
Director
01481 713463
nick.paluch
@savills.com



Maxine Bell
Sales Consultant
01481 713463
maxine.bell
@savills.com



Kelsey VanKatwyk
Sales Consultant
01481 713463
kelsey.vankatwyk
@savills.com



Monique Search
Residential Sales
Support and
Administration
01481 713463
monique.search
@savills.com



Evony Belnavis
Property
Manager
01481 713463
evony.belnavis
@savills.com



Honor Brooksbank
Lettings Negotiator
01481 713463
honor.brooksbank
@savills.com



Celena Tabel
Secretary
01481 713463
celena.tabel
@savills.com



Kariss Craig
Secretary
01481 713463
kariss.craig
@savills.com



Alex Lacey
Creative Executive
01481 713463
alex.lacey
@savills.com



Sophie Purnell
Senior Marketing
Manager
01481 713463
sophie.purnell
@savills.com



Lara Newhall
Marketing Manager
01481 713463
lara.newhall
@savills.com



Anthony Eastwood
PR Manager
01481 713463
anthony.eastwood
@savills.com

COMMERCIAL TEAM

Our residential and commercial teams are now under the same roof, which means we're able to serve your property needs as a 'one-stop shop', so to speak. So, 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.



Tony Rowbotham
Head of Office
01481 713463
tony.rowbotham
@savills.com



Carrie Birch
Office and Accounts
Manager
01481 713463
carrie.birch
@savills.com



Jenny Brown
PA to Directors
01481 713463
jenny.brown
@savills.com



Terry Gardiner
Director
01481 713463
terry.gardiner
@savills.com



Jane Archard
Director
01481 713463
jane.archard
@savills.com



Paul Watts
Associate Director
01481 713463
paul.watts
@savills.com



Michelle Brehaut
Associate Director
01481 713463
michelle.brehaut
@savills.com



Mark Powell
Facilities Manager
01481 713463
mark.powell
@savills.com



Charlotte Brooksbank
Graduate Surveyor
01481 713463
charlotte.brooksbank
@savills.com



Chrisy Baker
Property Manager
01481 713463
chrisy.baker
@savills.com



Steve Le Prevost
Property Manager
01481 713463
steve.leprevost
@savills.com



Dale Massey
Property Manager
01481 713463
dale.massey
@savills.com



Anita Shilling
Lettings
Administrator
01481 713463
anita.shilling
@savills.com



Judith Hansen
Accounts
Administrator
01481 713463
judith.hansen
@savills.com



A high quality service in private client banking



Rothschild & Co is one of the world's leading financial services groups with a history of over 200 years and a presence in Guernsey for 50 years.

We provide our private clients with an international banking service which respects tradition and reflects the requirements of the modern world.

The range of services available includes:

- Call, Notice and Fixed Term Deposits
- Foreign Exchange
- Discretionary Investment Management
- Portfolio and Residential Property Lending

The minimum amount required to open and maintain an account with us is £100,000 or currency equivalent.

You can find out more by calling Sinead Granville on +44 1481 705128 or by e-mailing marketing@rothschildandco.com.

Gold bar

Gold bars, as well as silver, were produced at the Royal Mint Refinery in London's East End during Rothschild's ownership of the business (1852-1968). Each bar was marked with a unique number and a guarantee of its purity.

