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Quarterly Property Review
Spring 2022

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WELCOME TO THE SIXTH EDITION OF INSPIRED HOMES



Keith Enevoldsen
Head of Residential

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

Last year's property market turned out to be something of a record breaker – with transactions in both the Open and Local Markets the highest they have been for more than a decade. Demand for residential sales and lettings remains incredibly strong – and the lifestyle changes that people have been looking for since the outbreak of the pandemic continue to motivate buyers.

On pages four and five of this issue we take a look at the residential market in greater detail and give our predictions about what might be in store for 2022, while later on in the publication we also explore the rental and commercial markets.

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If you are thinking of buying or selling in 2022 – or would simply like some advice on market conditions – then we would be delighted to hear from you. Visit us at Royal Terrace on Gategny Esplanade, call (44 1481) 713463 or email guernseyinfo@savills.com

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On the Cover: Les Vieux Mielles - Please see pages 10 and 11 for further details.

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WHAT'S AHEAD FOR THE GUERNSEY PROPERTY MARKET?



Nick Paluch
Director at Savills Guernsey

After a record breaking 12 months many will be wondering what 2022 has in store for Guernsey's housing markets. As ever,

we will be spending the year deciphering the political and economic messages of the day to ensure we can give buyers and sellers the best possible advice.

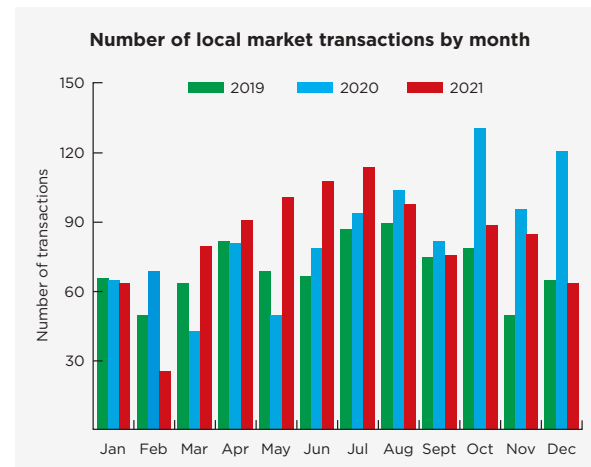
Despite the challenges presented by the pandemic – including the most recent Omicron wave and subsequent tightening of restrictions – the island's property forecasts look strong.

Lifestyle changes continue to motivate buyers and Guernsey – with its stunning coastline and strong sense of community – has become an even more desirable destination.

Buyers' appetites across both the Open and Local Markets remain healthy and average property prices have risen as a result of pent-up demand.

Transaction numbers on the Local Market in 2021 meanwhile were the highest they have been since 2008, with Open Market transactions the highest since records began in 2006, exceeding the previous peak by over 25 per cent.

There was also a noticeable shift in the super prime market, with the number of transactions over £5m showing great promise for the future. Indeed, Savills was proud to complete on Guernsey's highest value agency sale of 2021 – breaking the previous record that stood for over 10 years.



Number of sales

	2019	2021	2021 vs 2019
Local market total	879	1,026	17%
Open market total	71	127	79%

Source: Savills Research using Unusualities of Guernsey data.

Median average house price

	2019	2021	2021 vs 2019
Local market houses	£454,314	£575,504	27%
Local market flats	£247,742	£318,215	28%
Open market houses	£1,179,660	£1,565,172	33%

Source: Savills Research using Unusualities of Guernsey data.

The tables above show just how much sales and average property prices have increased compared to 2019 – the last time we experienced more 'normal' trading conditions (2020 being skewed by lockdowns that led to the temporary closure of the market).

Moreover, the average Local Market sale price being achieved specifically by our Guernsey office has risen by 71 per cent, from £382,434 in 2019 to £655,111 last year, while for the Open Market it has increased by 182 per cent from £933,417 to £2,632,250 over the same period.

A number of people are relocating to Guernsey because they see the island as a safe place for their families and their wealth – as evidenced by the strong Open Market transaction levels in the States of Guernsey Q4 property statistics.

Many of these buyers are coming from the UK – particularly the south of England – but there has also been a large amount of 'on island' movement. Overseas interest has also been strong, allowing us to draw on the wider Savills network.

Outlook

So what does this mean for 2022? Very broadly we expect the current trends to continue – and we are confident of another strong year (so much so that we are looking to add another member of staff to our prime sales team). The end of the UK tax year in particular will likely lead to more activity in the Open Market.

One area to keep an eye on, however, is stock. Currently there are still not enough properties on the market to meet demand – particularly on the Local Market. This is reflected in the Q4 States of Guernsey property statistics which show a slight slow down in Local Market transactions at the end of last year and it will be interesting to see how this develops as 2022 progresses. Many recent Open Market transactions below £1.5m for example have been to locally qualified applicants who have been unable to find somewhere on the Local Market.

Looking ahead, there is some uncertainty about how the markets will react as we move into the spring and early summer, but for the moment the market remains buoyant. There is a large pool of highly motivated buyers who are ready, willing and able to move and we are seeing more activity in this early part of the year than we would normally expect.

For an update on the commercial property market turn to p26. For an update on the residential lettings market turn to p29.



Pierre Blampied from SPF takes a look at what 2022 could bring for the mortgage market...

Last year the volume of lending rose by 23% on 2020 – with 'high street' lenders, private banks and niche firms increasing business to meet demand for more bespoke mortgage options. Lloyds finished the year as the leading house purchase lender, followed by HSBC, RBS (encompassing Natwest), and Skipton. Kleinwort Hambros led the way for private banks and specialist lenders, followed by Butterfield and Investec. The rising position of Marsden Building Society – which offers products for older borrowers as well more usual mortgages – also shows there is an appetite for 'non-standard' products. So what will 2022 bring? Estate agents expect the market to remain strong but have concerns about supply. The good news is that interest rates remain relatively low and many mortgage providers have lending products to suit everyone – from first-time buyers and growing families, to retirement age borrowers and high net worth individuals with complex requirements. This should keep the market moving.



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 7500 sq ft of accommodation, the reception rooms all have access via double doors to the rear terrace and gardens. There are 4 double bedrooms, 2 of which en suite and 3 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

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Magnificent traditional manorial longhouse

La Carriere, Forest

Dating back to the 16th century, La Carriere is situated in an unspoilt hamlet on the edge of the island's spectacular South coast cliffs. This imposing property takes its name from the quarry that provided the granite for its original construction over five hundred years ago. The historic and attractive form of the dressed and random granite elevations are matched for character inside with a superb array of carved stone features, inglenook fireplaces, flagged floors and wood panelling. The accommodation comprises 5 reception rooms, 5 double bedrooms, 5 bathrooms, outbuildings, triple garage parking and 2 acres of land.

Open Market | Asking £6,250,000

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Where were you at midnight?

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



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Beautiful traditional Guernsey farmhouse

Les Vieux Mielles, Vale

Standing in a sought after position on the edge of L'Ancrese Common close to popular beaches, this characterful property attractively combines original features with contemporary finishes and infrastructure. A highlight is the principal bedroom suite, boasting a dramatic vaulted ceiling and its own staircase. To the exterior, there are well tended gardens and a swimming pool, while various outbuildings offer potential for ancillary accommodation, subject to planning. With a good landholding of 9.5 acres including outlying fields serviced by a relaid access track, stables and former sand school, the property is well suited to those looking for an equestrian facility.

Open Market | Price On Application

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The epitome of coastal living in Guernsey

Oceano, Castel

A beautiful newly built beachfront property occupying a prominent West coast position. Magnificent sunsets can be witnessed from almost every room and from the stunning balconies. The ground floor accommodation is largely open plan, with a central atrium leading on to reception spaces. There are 5 double bedrooms, 4 of which are en suite. The property boasts a large turnaround driveway with quadruple garage and a custom built stainless steel swimming pool (currently under construction). There is also a fantastic health suite with gym studio, sauna and shower room.

Open Market | Asking £5,950,000

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A wonderfully appointed, spacious bungalow

Chamberlain House, St Peter Port

Situated in the exclusive residential Fort George development on the Southern outskirts of St Peter Port, this recently refurbished property benefits from a high degree of privacy while its elevated position allows sea views across to the islands of Herm and Sark. The accommodation is currently laid out with 4 double bedrooms (3 en suite) and the extended 'L' shaped floorplan boasts generous reception spaces, as well as providing the opportunity to create a 'wing'. Well maintained, sizeable grounds include areas of paved terracing, an 'internal' courtyard with heated swimming pool and double garage.

Open Market | Asking £3,950,000

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Substantial townhouse with superb views

Vue des Iles, St Peter Port

A magnificent example of a Guernsey period townhouse, situated in an elevated position overlooking St Peter Port Harbour and Havelet Bay. The vast accommodation is spread over four floors, each with spectacular sea and island views. With 7 double bedrooms, 4 bathrooms and several reception spaces, this property would ideally suit a large family or those looking for a town location. Externally, the property has a large East facing terrace and a delightful enclosed garden with private access to The Strand, along with the convenience of a double garage to the front.

Open Market | Price On Application

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An exceptional property in a peaceful location

Maison des Juliennes, St Pierre du Bois

Approached via a sweeping drive way, the property's attractive granite frontage creates both an imposing and charming first impression, while grounds of just under two acres add further tranquillity to its rural location. There are 4 reception rooms, kitchen/breakfast room, principal suite including dressing room, 4 additional double bedrooms (2 en suite and 1 with dressing room), 1 further bathroom, utility room, store and pump room and gym with sauna. The wing, complete with kitchen/living/dining area, provides an ideal guest annexe or semi-independent wing. Externally there is a swimming pool, triple garage, further detached garage, agricultural field and a Crown bowling green.

Open Market | Price On Application

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A Georgian home with superb interior styling

Le Pont Renier, St Peter Port

A prominent and imposing Georgian house standing on the Western approaches to St Peter Port and in close proximity to all its amenities. The spacious accommodation has traditionally proportioned and elegant rooms which range over four floors; including a full height basement level and an independent annexe for family members or staff. The walled gardens and grounds are a particular feature of the property and rise in a succession of South facing terraces that have been attractively laid out and incorporate a heated outdoor pool.

Open Market | Asking £2,950,000

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Substantial bungalow with stunning views

Beaubush, St Peter Port

A split-level bungalow within the exclusive residential development of Fort George, offering superb panoramic sea views over Guernsey's Eastern coastline, across to neighbouring islands and the distant mainland of France. It comprises 3 reception rooms, kitchen, 3 double bedrooms (1 en suite with dressing room), 1 further bathroom, cloakroom, utility room and garage. The gardens are for the most part level, or gently sloping, with mature ornamental flower and shrub beds and a paved view terrace. Whilst its current format makes an ideal retirement home, it benefits from a plot large enough to offer potential for re-development and some enlargement if desired.

Open Market | Asking £2,650,000

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Elevated bungalow in a peaceful rural location

Les Bois Verts, Torteval

Situated off a quiet lane, Les Bois Verts boasts far reaching countryside and sea views. Its elevated position with privacy on all sides offers total seclusion; with a landholding extending to 3 acres including lovely gardens, a swimming pool, agricultural land and stables. The bungalow's accommodation comprises 3 reception rooms, modern kitchen with AGA, 3 double bedrooms (1 en suite), 1 further bathroom and a study. Overall, this property is offered in move-in condition with additional scope for extension or development to take full advantage of its position, subject to relevant planning permissions.

Open Market | Asking £2,500,000

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A fantastic modern home

La Cachette, Castel

Finished to a high specification, La Cachette offers substantial and versatile accommodation, with generous reception spaces making up a large part of the floorplan. Comprising 4 double bedrooms (2 en suite with dressing rooms) and a potential 5th double bedroom, a notable feature is a magnificent leisure suite and office space, providing scope for a separate guest wing if desired. To the exterior, there is a mature terraced garden with granite paved West facing patio perfectly positioned to enjoy the sun. Situated in the sought after parish of Castel, the property boasts panoramic views across the island.

Local Market | Asking £1,950,000

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Super bungalow in a quiet south coast location

Val De La Mer, Forest

Situated within quiet and rural surroundings, a notable feature of the property is the wonderful roof terrace, boasting rural and sea views over the South coast cliffs. The accommodation comprises 2 reception rooms, kitchen/breakfast room with AGA, 4 generous double bedrooms (1 en suite), shower room, pantry, snug, utility room, garden room and separate studio accessed by an exterior staircase. Externally, there are lovely gardens with a pond, patio area and summer house, with a single garage and paved driveway to the front.

Local Market | Asking £1,450,000

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GUERNSEY COMMERCIAL MARKET OVERVIEW



Tony Rowbotham
Head of commercial at Savills
Channel Islands

Despite the on-going challenges from the wider backdrop of the pandemic, Guernsey's commercial property market has performed well over the last 12 months

demonstrating its strength and resilience. The island's stable economy has been protected predominantly due to it adapting quickly to border restrictions, allowing Guernsey to continue broadly as usual.

Following the release of the first lockdown, we saw border restrictions help to retain spending power on the island which resulted in the retail market not being as significantly impacted as some parts of the UK. Independent shops and brands specific to Guernsey have also played a major role in maintaining the strength of the retail market and, whilst we have seen a slight dip in rents and a slow emergence of turnover rents, the sector has certainly proved robust. Guernsey's food and beverage market has also benefited from residents remaining on the island with pubs, bars and restaurants remaining busy aside from a pre-Christmas blip.

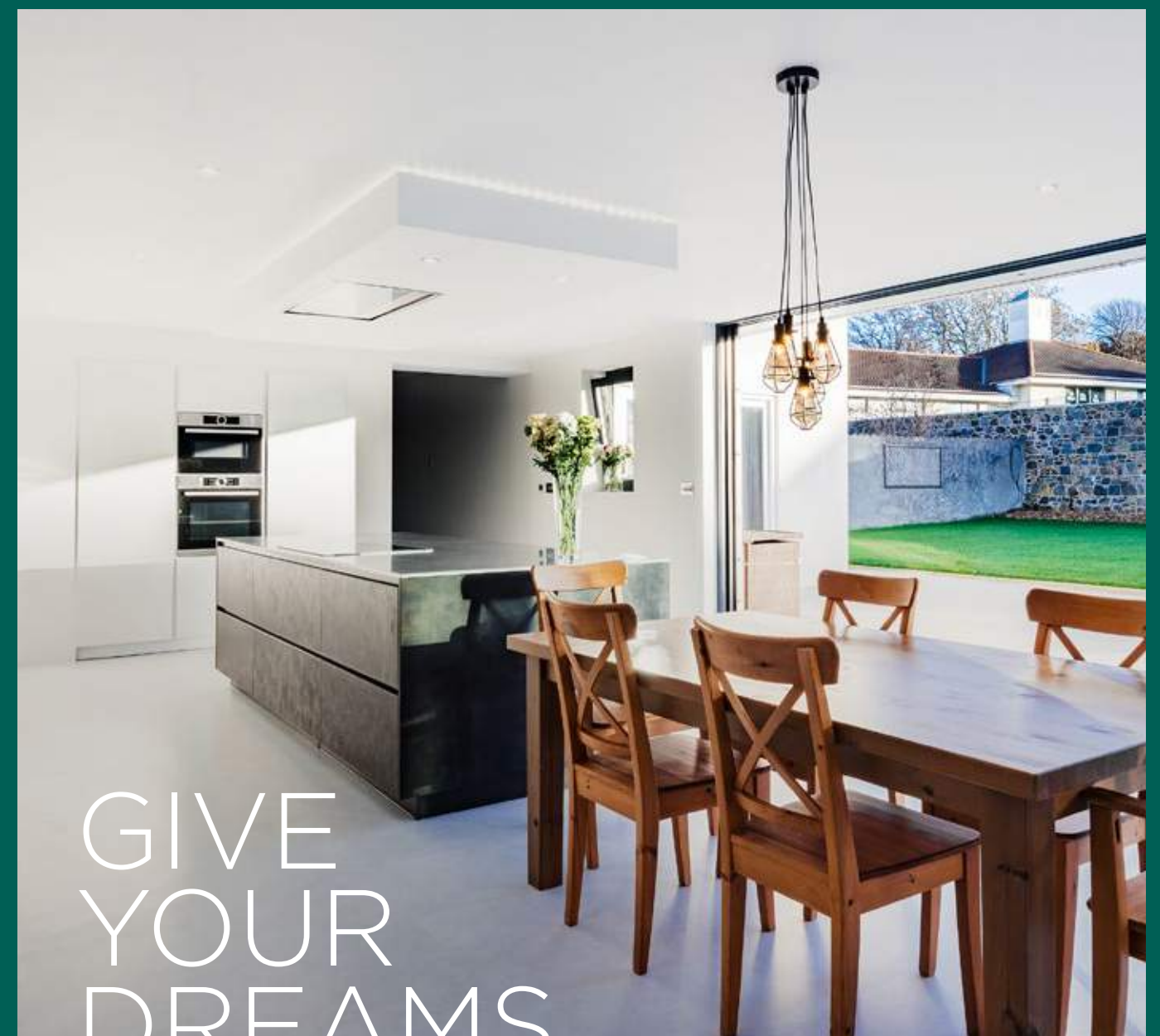
The office market in Guernsey has faced a similar challenge to the UK market in terms of adapting to a more hybrid way of working with businesses incorporating an element of flexibility between working from the office and from home. However, with no reliance on train / tube commuting, the island has seen a faster and more substantial return to the office, although organisations have had to seriously consider the employee experience in the office and adapt the environment to suit the different ways that staff prefer to work. With a

significant labour shortage in the finance sector in Guernsey, the retention and attraction of talent has never been more important and the employee experience will continue to play a major draw in this.

In the commercial investment market a continued lack of stock coming to the market, combined with a ready availability of both equity and debt, and strong appetite from investors for both larger and smaller assets, has resulted in competition that is pushing prices up.

The key themes we expect to see in Guernsey's commercial market in 2022 are:

- Office landlords and tenants will need to work together to create a more imaginative and experiential environment for workers.
- As a result of a limited office development pipeline, we expect to see more lease re-gears and refurbishing of existing stock.
- Continued supply issues for industrial land are likely to push prices up.
- As the retail market recovers we will see those brands who were attracted to the island pre-Covid rekindle their interest to take space.
- The hospitality sector is expected to remain robust, particularly restaurants which have been locally dominated.
- The ESG agenda in Guernsey, in relation to commercial property and the office sector in particular, will be driven predominantly by tenants, especially those financial institutions that are required to adhere to global sustainability standards, which will apply pressure to landlords to deliver properties that meet these regulations.



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Open Market SOLD
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Asking: £2,450,000



Open Market SOLD
Dracaena Lodge
Asking: £1,150,000



Local Market SOLD
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Asking: £775,000



Local Market SOLD
La Brigade Farm
Price On Application



LET
La Floraison
£3,200pm



LET
5, The Haven
£1,375



LET
1 Fort Grey Apt
£2,350pm

DEMAND FOR RENTAL PROPERTIES CONTINUES TO EXCEED SUPPLY



Honor Brooksbank,
Lettings Negotiator at
Savills Guernsey

Sustained demand fuelled by a continued emphasis on lifestyle change and a shortage of available property has led to strong price growth in Guernsey's rental market. And although things cooled ever so slightly as we approached the end of 2021 – the pace picked up once again at the start of 2022.

Monthly rental prices have held a steady course and demand among tenants remains incredibly high, especially for homes with a garden and more outside space.

These trends were reflected in the States of Guernsey Q4 residential property bulletin which showed Local Market rents have increased by an average of 20% over the last year to £1,650 a month - with three and four bedroom properties seeing some of the largest increases.

The real issue is lack of supply. Many landlords who entered the rental market a few years ago when the residential sales market was slower have now taken the opportunity to release capital by putting their property up for sale. As a result there are not enough homes available to meet tenants' needs.

Those properties that are available are being snapped up within a matter of days – often before they are officially launched to the market. This has resulted in some fierce competition and multiple offers exceeding the monthly asking price.

It's therefore more important than ever for potential tenants to register with an agent so that they can be told about properties in advance.

Two bedroom apartments and flats have been popular with couples who can use the spare room as an office, but three and four bedroom detached family homes with larger gardens and more space remain in highest demand.

We are also seeing a number of people choosing rented accommodation until they find somewhere to buy – allowing them to move quickly with no chain.

We will continue to keep a watchful eye on the markets and it will be interesting to see how the demand/supply imbalance plays out for the rest of the year. However the current conditions mean that now is a great time to rent out your property – and we see no sign of that changing anytime soon.

If you're thinking of taking your first steps into the rental market or are an experienced landlord, do feel free to pop into the office or pick up the phone for a chat.

RENTING YOUR PROPERTY IN 2022

Over the past few years, people have tended to renew their tenancies rather than look for somewhere new. But since the pandemic we are seeing more tenants re-entering the rental market. Here are three top tips for landlords looking to let their property.

Presentation matters

Even if you have a property at a great address, do not underestimate the importance of presentation. Unlike selling a property, renting tends to be a quicker transaction so it's all the more important that your property looks attractive and makes a good first impression. For landlords looking at more substantial renovations, then modern, open plan space is particularly popular among tenants.

Be flexible for the right tenant

Some landlords might agree to replace a coloured carpet for when a new tenant moves in. Others may be happy to consider a tenant with a pet if they have excellent references. It's all about building a relationship that engenders loyalty and longevity.

Realistic pricing

There is no harm in being aspirational but stay realistic on price. Tenants research the rental market and know how much properties go for. If you push it too far, you'll lose goodwill and credibility. Tenants who are not under any time pressure to move will not even view a property if they feel they are paying over the market value.

A VIEW FROM JERSEY...

WHAT HOMEOWNERS NEED TO KNOW ABOUT BUYING OR SELLING IN 2022



Geri O'Brien
Head of Savills Jersey

A turbulent 18 months has presented challenges for the property market but also created opportunities for buyers and sellers alike.

For some, the buoyant market is resulting in competing bids, multiple offers and successful sales. Others meanwhile will be feeling disappointed, unable to find what they are looking for.

The extraordinary demand that we witnessed in 2021 has continued into this year, far outweighing the number of homes for sale. Here are our tips for buyers and sellers in the current market.

FOR SELLERS

1. First impressions really matter

Photographs play a pivotal role in the sale of any home and are the first step in attracting potential buyers to book those all-important viewings, particularly as most people begin their searches online.

If your property has been on the market for a while, you may opt to have new photographs taken so that they are in keeping with the season and don't look outdated.

For a simple refresh, ask your agent to change the order of the image carousel online. While exterior shots traditionally work best as the lead image, if your property has a cosy lounge or a lovely kitchen then this may work better over the winter months.

2. Dress to impress

Well-presented properties can attract more interest than those that aren't. If your home is unfurnished, consider having some of the key rooms dressed so potential buyers can gauge the size of rooms and envisage how their own furniture might fit into place.

If you decide to dress your home it's best to ensure that the furniture and furnishings are in keeping with the style of property and the type of lifestyle that it might offer. A general rule of thumb would be to keep things relatively simple and avoid clutter.

3. Make sure the price is right

Having your property valued and marketed at the right price can be crucial to the sale of your home. Properties that are well priced can often sell faster and lead to competitive bids, while very ambitious pricing can deter buyers, especially if they are looking at multiple properties at the same level of the market.

On a few occasions we've even seen some sellers test an 'offers in excess of' price tag. Marketing property in this way isn't for everyone and can confuse the buyer but when used correctly it can spark competitive sealed bids and has produced some great results.

FOR BUYERS

1. Be open-minded

In order to keep up with the pace of the current market and likely competition, it's important to be open-minded with your property search and understand that most buyers will end up making some compromises. Instead of having an extensive wish list, work out your must-haves and have one or two deal breakers to help keep your search focused without losing sight of what you want from your next move.

2. Be a 'good' buyer

With increasing competition, being in a position to transact quickly, particularly if the sellers are also looking to buy, can benefit you. Ensuring that your finances are in order and that you have a reliable solicitor will stand you in good stead if other parties are offering on the same property. Having your mortgage agreed or being a cash buyer will also play to your advantage, as will flexibility.

3. Reconsider your budget

It's not uncommon for properties to sell for their asking price or above in the current climate. If you are finding yourself being outbid, then consider looking at properties a few per cent under your maximum budget. By doing so, you'll hopefully avoid the disappointment of missing out if it's definitely the one for you and you will be in a position to place competitive bids.

SAVILLS IN THE COMMUNITY



GUERNSEY TO JERSEY INTER ISLAND YACHT RACE

Savills is proud to be sponsoring this year's Inter Island Yacht Race between Guernsey and Jersey.

Taking place on June 25, the event is one of the highlights of the Bailiwick nautical calendar, regularly attracting over 60 entries ranging from sports catamarans to family cruisers.

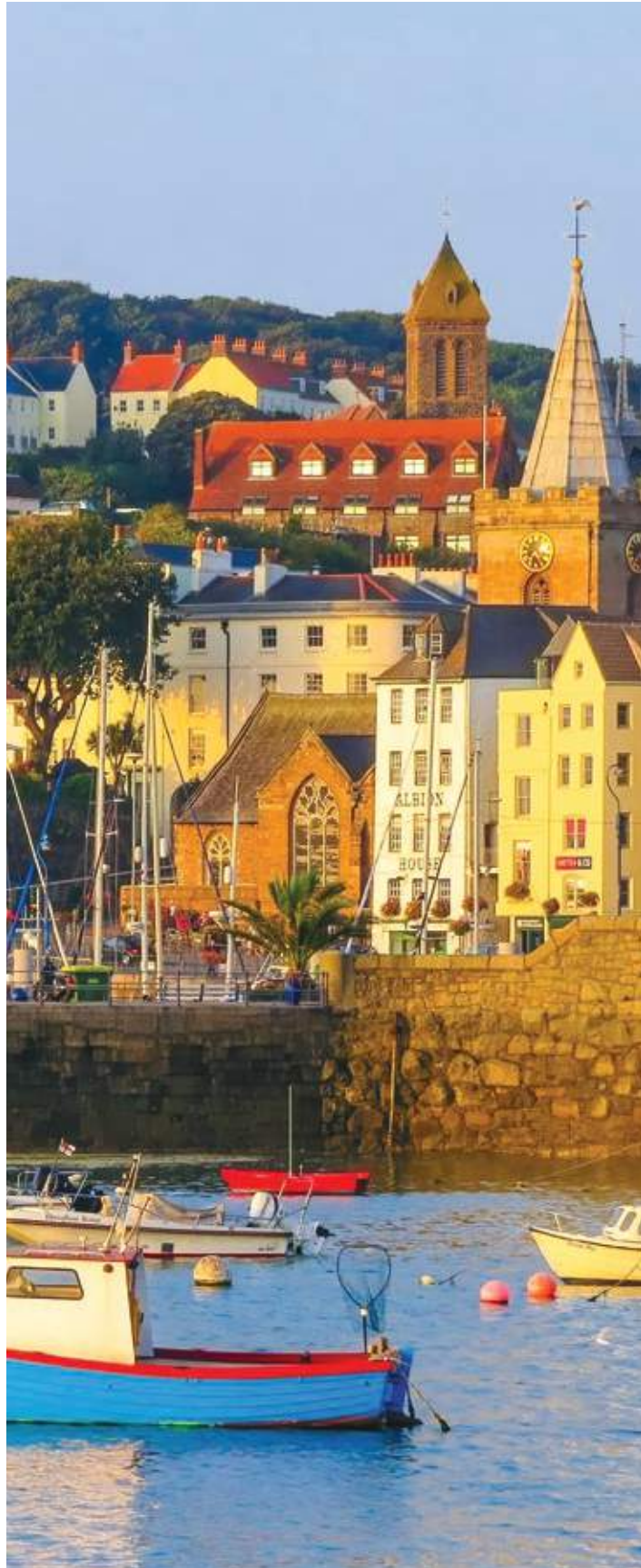
This year the race will be starting from Guernsey Yacht Club and ending at St Helier Yacht Club in Jersey.

More than 300 crew are expected to take part watched by thousands of spectators.

The final arrangements are now being organised - so please watch this space as more details will be revealed soon.

Keith Enevoldsen, head of residential sales at Savills Guernsey, said:

"We are delighted to be involved in such a fantastic event that is so well supported in the local community. The race always attracts lots of people and there is a fantastic atmosphere. We look forward to welcoming everyone along on the day."



LOCAL KNOWLEDGE, GLOBAL REACH.

WHY SAVILLS GUERNSEY?

Situated in state of the art offices in the heart of St Peter Port, Savills remains the only Channel Island agency that has a fully global reach. With a close connection to the Savills UK and international offices, we are able to ensure access to the widest possible buyer markets – 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. Each team has an unrivalled skill set and detailed knowledge of their respective markets – offering a comprehensive, innovative and enthusiastic approach that provides clients with real estate expertise of the highest calibre to ensure they achieve their goals.

RESIDENTIAL SALES

With dedicated sales teams for both the Open and Local markets – we understand what makes Guernsey such a special and attractive place to call home. Our experienced property agents deal with the sale of a broad range of properties from exquisite coastal retreats and rural hideaways to leafy family homes and modern town houses.

Our focus is local, but our scope is global, with Savills formidable international database providing unrivalled access to the latest research and the widest possible range of buyers. Whatever your property requirements, our residential experts are here to make them a reality. We pride ourselves on intimate local knowledge and a genuinely international presence.

RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT

Whether you're thinking of renting out your property for the first time, a professional landlord with a large portfolio or a potential tenant looking for a new home – our experienced lettings team is here to help every step of the way.

With a full range of properties across both the Open and Local markets we manage all aspects of letting a property, from sourcing tenants and negotiating on behalf of clients, through to ongoing maintenance issues. Working closely with our colleagues in residential sales – and with access to Savills worldwide network and resources – our comprehensive service will ensure you find the property or tenant to match your requirements.

COMMERCIAL PROPERTY

In addition to our residential expertise, Savills knowledge extends across the whole commercial property spectrum.

We provide loan security valuations, professional lease advice, sales/lettings services as well as investment and development consultancy. These services are offered across all types of property to include offices, shops, warehousing and development opportunities.

We are able to provide independent and impartial advice to both landlords and tenants and we act for both buyers and sellers of commercial investments and development sites.

Our building surveying team can undertake technical due diligence inspections, defect diagnosis, reinstatement cost assessments, dilapidations, design, contract administration and project management services.

We have experience working with multi-nationals requiring warehousing, to global organisations whose brief may be to build a new office building from conception to handover. Our 'leave no stone unturned approach' is based upon market-leading knowledge, research and analysis that provides our clients with the very best advice and innovative solutions.

RESIDENTIAL TEAM

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



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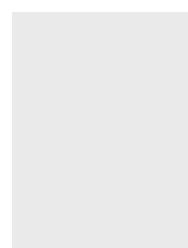
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COMMERCIAL TEAM

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.



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Since 1978



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