

INSPIRED HOMES

LOCAL KNOWLEDGE. GLOBAL REACH.

**Guernsey Quarterly Property Review
Winter 2023**

savills

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 you or your business 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 4BZ

CAREY OLSEN



[careyolsen.com](https://www.careyolsen.com)

WELCOME TO THE THIRTEENTH EDITION OF 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 Guernsey. In these pages you will find everything you need to know about the island's property market – from the latest commentary and analysis through to a selection of the finest homes currently available for sale or rent.

The property market of the last few months has been somewhat of a mixed picture. Although transaction levels are down, there remains strong demand – as evidenced by more activity at the top end which has led to an increase in the average house price on the Local Market. However it remains very price sensitive. Those buyers who are looking are incredibly committed – but setting a sensible asking price has been key to achieving a sale. Our round-up on pages two and three explores these trends in further detail.

Also in this issue you can read about our new lettings manager Annie Le Prevost who has recently joined our office. Our residential sales team has also been sharing its expertise and market knowledge at Locate Guernsey's Relocate to Guernsey Show held in London in October.

Savills remains the only Channel Islands agency that has a fully global reach. With a close connection to our UK and international offices – including Singapore, Hong Kong, Dubai, South Africa, the Americas and Europe – we can ensure access to the widest pool of buyers or tenants.

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

If you are thinking of buying, selling, renting or letting – or would simply like some advice on latest market conditions – 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

Savills Guernsey

Royal Terrace, Gategny Esplanade, GY1 2HN
01481 713463

Find us on social media



SAVILLS.GG

On the Cover: La Rocque - Please see page 18 to 19 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. Date of publication 27/11/23.



SENSIBLE PRICING KEY TO DRIVING DEMAND IN GUERNSEY PROPERTY MARKET



Nick Paluch
Director
Residential

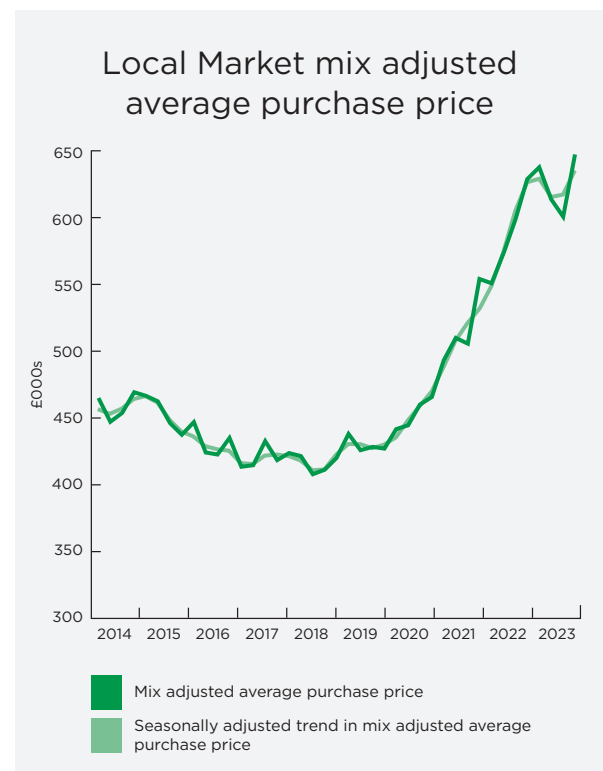
It's been an interesting year for the island's property market – particularly when compared to the notable peaks of 2021 and 2022.

At the time of writing, we've just received the States of Guernsey's quarterly property update and it paints a fairly mixed picture.

As you might expect, the number of transactions across both the Local Market and Open Market are down. The rise in interest rates and the increase to the cost of living is causing some buyers to remain cautious.

The average price paid for a property on the Local Market however has risen. Given the challenges the market has faced this year that's perhaps something of a surprise. But transactions at the higher end have been reasonably strong – and that may well have skewed the figures to give an impression that prices are recovering.

The number of three and four bedroom homes sold in the last three months to September for example



Source: Guernsey Quarterly Residential Property - Prices Bulletin - Quarter 3 2023

was the highest it's been all year. These naturally command a higher price than smaller one and two bedroom properties – so the reported average price may not necessarily be reflective of what's happening in other parts of the market.

Confidence starting to return

In general, the market is much more price sensitive than it has been and sellers have had to bring their asking price in line with buyers' lower budgets. When you take into account the Retail Price Index increases throughout the same timeframe there has also been an effective reduction in real terms.

However, there are definite signs that confidence is starting to return, particularly as interest rates appear to have stabilised. Certainly in the last month or so – which the States' latest figures don't account for – we've experienced an increase in activity.

Savills sold the three highest value Local Market properties in the last quarter, while we were also responsible for all of the island's Open Market sales in October.

Properties that are sensibly priced have seen strong interest and those buyers who are active are highly motivated and committed to a move.

The long term forecasts remain positive and we expect activity in the Local Market to increase as we head into 2024. Property in the Open Market – particularly at the higher end – also continues to represent good value for money when compared to elsewhere.

MARKET IN NUMBERS

138 the number of Local Market property sales in the three months to the end of September this year. This is 37 fewer than the previous quarter and 96 fewer when compared to the same period in 2022.

£647,889 the mix adjusted average purchase price for Local Market properties at the end of September. This is 7.8 per cent higher than the previous quarter and three per cent higher than a year ago.

12 the number of properties sold on the Open Market between July and September this year. This compares to 20 in the quarter before and 23 for the same period last year.

£1.4m the raw median price for property sold on the Open Market in the three months to September.

MORTGAGE UPDATE



Pierre Blampied
Director, SPF Private Clients (CI)

Little has changed since my last update, with plenty of stock still available above £800,000 but little below and in the first-time buyer category. Guernsey currently needs to build more properties as a matter of urgency but this takes time.

Volumes continue to be down in terms of mortgage lending compared to recent years, with the number of transactions and total amount of lending reduced by over 30 per cent compared to 2022.

Entering 2023, we expected HSBC to be the leading lender for house purchase mortgages and it looks like they will indeed end the year at the top of the tree. At the time of writing, it appears interest rates may well have peaked and the majority of commentators are predicting base rate to be in the region of 4.5 per cent by the end of 2024.

Marsden Building Society continue to offer an extremely attractive discount rate product which is currently priced at 5.19 per cent. They have benefited from a number of re-mortgages, especially in the high net worth market. They are also able to offer an interest only mortgage.

There continues to be a major concern on the island regarding the lack of rental properties, which is impacting people moving to Guernsey to take up employment. There is little activity in the buy to let mortgage market and we continue to see investors exiting due to the higher interest rate costs.



One of the island's finest Georgian properties

Candie House, St Peter Port

Situated in one of St Peter Port's most prestigious and peaceful locations, Candie House combines immaculate period architectural detail with every modern service. With distant sea views from the upper floors, the pristine accommodation comprises two reception rooms, a kitchen/breakfast room, six bedrooms (three en suite), two additional bathrooms, two dressing rooms, a utility room, pantry, cloakroom, library, office, TV/games room and a workroom. A large Palladian pavilion stands in ornamental gardens, with access from Cambridge Park via a private lane and an in/out drive providing ample parking and a double garage.

Open Market | Guide Price £5.25 million | Freehold

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





MORTGAGES FOR HIGH NET WORTH INDIVIDUALS

WHATEVER THE CONDITIONS WE KNOW THE ROUTE TO TAKE

Whether you're looking to move home or lender, we can help with a range of mortgages to suit your needs. With over 20 years' experience, SPF is the largest and longest-running mortgage broker on the island. We have a reputation for personal service and relationships based on trust and our team are on hand to provide expert advice on high net worth mortgages for even complex, varied or multiple income streams. SPF Private Clients has exclusive access to Marsden Building Society who offer a range of solutions including interest only mortgages, mortgages for those looking to borrow in retirement and discount mortgages.

5.19% DISCOUNT MORTGAGE

The Marsden discounted rate mortgage could be an attractive option for borrowers looking for initial cost savings and lower monthly payments.

Discounted 2.5% off Marsden's variable rate of 7.69% until 31/1/26 with a £998 arrangement fee. Unlike a tracker mortgage, the rates are not tied to base rate fluctuations but are set by Marsden who carefully consider the market and can choose to maintain, raise or lower the rates accordingly.

- 80% maximum LTV on standard repayment
- 60% maximum LTV on interest only
- Discount of 2.5% off Marsden variable rate of 7.69%
- Discounted until 31/1/26
- £998 arrangement fee

If you'd like to take advantage of this rate, call SPF on **01481 715234** or email **info@spf.gg**

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. Depending on the amount of the loan advance, documented evidence may be required to support the loan purpose.

SPF

Part of **HOWDEN**



A simply stunning home

La Belle Vue, St Peter Port

Situated in a beautiful setting within a bluebell pine forest, the property boasts superb sea and island views. Attractive, mellow elevations reflect a past era but the property benefits from contemporary infrastructure, fixtures and fittings. Accommodation within the main house includes up to six bedrooms, three generous reception rooms and five bathrooms (four en suite) and there is a detached three car garage block and annexe housing a one bedroom apartment. A glorious garden stretches down to a cliff path linking to Town and Fermain Bay.

Open Market | Guide Price £10.65 million | Freehold



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





A highly specified and stylishly presented property

Damouettes Lodge, St Peter Port

The Art Deco styled property boasts a lavish configuration with stunning reception spaces. The ground floor has a large entrance hall leading to the dining room complete with fitted bar, sitting room and fantastic modern kitchen. Stairs lead to the first floor which offers three generous bedrooms (1 en suite) and a further bathroom. Externally, there is a double garage and lovely terraces to the rear with views over the neighbouring picturesque valley. An outdoor dining room and kitchen extend onto the terraces. Desirably located equidistant between St Martins and St Peter Port centres, Damouettes Lodge is close to numerous amenities and the East coast cliffs.

Open Market | Guide Price £2.85 million | Freehold



Charlotte Glen
Savills Guernsey
01481 713463
charlotte.glen@savills.com





A rare example of a traditional Guernsey farmhouse

Les Blicqs, St Andrews

A lovingly maintained farmhouse stands in a small sheltered valley encompassing rural outlooks. The main frontage retains original features but is more Georgian in style, providing good ceiling heights and enhanced natural light. A delightful kitchen opens to an inner courtyard, with a conservatory linking to a converted barn with mezzanine. With four bedrooms, four reception rooms and three bathrooms in the main house, a converted detached farm building provides a two room office, with a one bedroom apartment over. Beautifully maintained formal and cottage gardens surround the property and the outlying grounds are parkland in style.

Open Market | Guide Price £3.25 million | Freehold

Charlotte Glen
Savills Guernsey
01481 713463
charlotte.glen@savills.com



VISPRING

Luxury Beds - London 1901

BEDS TO IMPRESS



Individually handcrafted

Vispring beds and mattresses are tailored for comfort

Call: 01481 249544
Email: sales@regency.gg
Visit: www.regency.gg

Visit our showroom at Philip Swan House,
Church Road, St. Sampson's, Guernsey, GY2 4LW

Open Monday - Saturday 9:00am - 5:30pm



REGENCY
BEDS & FURNITURE



A fine country home of character

Mont Plaisant House, Castel

Situated on a bucolic estate of almost 6 acres, just a mile inland from the island's popular west coast, this attractive property is approached over a delightful tree lined gravel drive. Generously proportioned and light primary accommodation ranges over four floors with high ceilings, comprising five reception rooms, five bedrooms and four bathrooms. There is a superb year round orangery adjacent to the kitchen, leading to the garden and the added benefit of a versatile detached cottage. A large purpose built garage block sits beside the parking area, while a stable block and paddock area provide the possibility of equestrian uses.

Open Market | Guide Price £3.995 million | Freehold

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



Here for you

Whether you are moving house, relocating, seeking advice on a family matter or want peace of mind for the future, you need personalised advice that is right for you.

At Collas Crill, we take the time to get to know you and offer discreet, practical advice tailored to your needs. We can guide you through some of life's big decisions and reach the best possible outcomes for you and your family, with joined-up services in property, planning applications, family matters, private wealth, and wills and estates.

To find out how we can help you, visit collascrill.com or call 01481 723191



PAUL NETTLESHIP
Partner, Property



JASON GREEN
Partner, Property



JOANNE SEAL
Group Partner, Private Client



ELIZABETH COUCH
Partner, Family Law



CHRIS CREW
Senior Planning Consultant



HARRY ROUND
Associate, Property



SARAH MILLAR
Senior Associate, Family Law



JAZZMIN LE PREVOST
Associate, Family Law

WE ARE GUARDIANS | WE ARE OFFSHORE LAW | WE ARE COLLAS CRILL



An awe-inspiring Georgian town house

Confidential Instruction, St Peter Port

An exquisitely refurbished Regency townhouse standing in a commanding position within easy walking distance of the town centre. The property ranges over four floors, including a full basement level that provides the option of creating a semi self-contained suite. The property has been carefully upgraded and restored in recent years, always with an eye on bringing out the essential character and grace of the period and it now represents the epitome of Georgian charm. While features abound, one of the more recent additions is a large conservatory extension which forms a delightful year-round room and offers access to the small garden.

Open Market | Guide Price £2.25 million | Freehold

Charlotte Glen
Savills Guernsey
01481 713463
charlotte.glen@savills.com



More than Kitchens, Bedrooms and Bathrooms



Kitchens | Bathrooms | Bedrooms | Homeware | Tiles
Forest Road | Tel: 234000 | mail@cic.gg | cic.gg



A centrally located period town house

Edgeborough House, St Peter Port

A period property in a highly regarded location well connected to schools, restaurants and shops. Whilst the property would benefit from some renovation works, the proportions of the rooms are generous and have high ceilings with many original features. Set over four floors, the property boasts an open plan basement living/kitchen area with a sun room opening out onto the patio and garden. On the ground floor there are two good size reception rooms; two double bedrooms and one bathroom on the first floor and an attic bedroom and shower room on the second floor. Private parking and a walled garden completes the offering.

Open Market | Guide Price £1.65 million | Freehold

Charlotte Glen
Savills Guernsey
01481 713463
charlotte.glen@savills.com





Expert guidance, precisely tailored.

Finding the right home has to work for your family, your lifestyle and your future.

Whether you're buying, selling or investing in property in the Channel Islands, you'll be getting market-leading legal advice when you instruct us.

We specialise in supporting high net-worth individuals and their families. Our clients value our personal, commercial and comprehensive approach.

Our wider services include:

- advising on relocations and high value residency applications in conjunction with trusted tax advisers
- coordinating surveyors and architects, as well as private banks, to provide an integrated, bespoke offering
- responsive and commercially aware planning and construction law advice
- a comprehensive suite of broader private wealth services, delivered in seamless combination with your other service requirements

Ogier
Property Law



A truly inspirational property

La Rocque, St Martin

Situated in one of the islands' most coveted areas, just moments from the east and south coast cliff paths. 6,500 sq ft of beautifully presented accommodation is designed in a crescent, each of the three floors with floor to ceiling windows and accessed by a remarkable glass and steel spiral staircase. The main living space on the entrance floor comprises an impressive sitting room, a large family kitchen and a sumptuous dining hall. The wonderful kitchen offers additional dining space leading to the large roof terrace. Five en suite bedrooms open to the extensive paved area surrounding the swimming pool and gardens beyond.

Local Market | Guide Price £4.5 million | Freehold



Stuart Leslie
Savills Guernsey
01481 713463
stuart.leslie@savills.com





A fantastic investment opportunity

Clos De Chene Development, St Peter Port

Located in a residential area within close proximity to the town centre, each property offers generous living space, with an abundance of natural light. Ground floor accommodation comprises an entrance porch, a good size sitting room with a separate dining room and kitchen, (one property with an open plan kitchen/diner), and a cloakroom. On the first floor there is a family bathroom and three bedrooms, the principal bedroom with large sliding doors opening out to a balcony. They all have an enclosed private garden, two allocated parking spaces and communal gardens. Each unit is currently let at £26,400 pa.

Local Market | Guide Price £1.8 million | Freehold

Stuart Leslie
Savills Guernsey
01481 713463
stuart.leslie@savills.com



NORD STAR



AXOPAR



PRINCESS

PRINCESS YACHTS CHANNEL ISLANDS



PARDO
YACHTS



GALEON
YACHTS



01534 888100 / info@quay.je

Sales, service and management

Worldwide yacht charter and shared ownership

www. **quay.je**





A beautifully presented farmhouse

Les Reines, St Pierre du Bois

The property has been sympathetically renovated to the highest standard, showcasing its characterful features. Substantial accommodation arranged over three floors includes up to five bedrooms, three bathrooms (one en suite). There is a wonderful principal suite and a guest maisonette offering semi-independent accommodation. Five reception rooms provide fabulous living space, the open plan kitchen/dining room forming the heart of the home. Established, landscaped gardens provide privacy with the added benefit of a heated swimming pool. There is parking for multiple vehicles and a double garage.

Local Market | Guide Price £2.395 million | Freehold



Stuart Leslie
Savills Guernsey
01481 713463
stuart.leslie@savills.com





Immaculate town house enjoying beautiful sea views.

The Town House, St Peter Port

3 reception rooms, 5 bedrooms,
3 bathrooms

Local Market |

Guide Price £1.2 million



Charming, double-fronted Victorian villa in a highly convenient location.

The Laurels, Vale

2 reception rooms, 4 bedrooms,
2 bathrooms

Open Market |

Guide Price £995,000

Charlotte Glen
Savills Guernsey
01481 713463
charlotte.glen@savills.com





Wonderful family home with garden, garage and parking.

Chiswell House, St Martin

2 reception rooms, 6 bedrooms,
2 bathrooms

Local Market |

Guide Price £965,000



A great family home with generous accommodation.

Courtil Au Puits, Vale

2 reception rooms, 4 bedrooms,
2 bathrooms

Local Market |

Guide Price £850,000

Maxine Bell
Savills Guernsey
01481 713463
maxine.bell@savills.com



OUR TRACK RECORD SPEAKS FOR ITSELF

A SELECTION OF PROPERTIES RECENTLY SOLD



Local Market
SOLD

Les Forfaitures
Guide Price £2.395 million



Open Market
SOLD

Vue du Vallon
Guide Price £1.595 million



Local Market
SOLD

La Neuve Maison
Guide Price £1.425 million



Open Market
SOLD

3 Hazely Manor
Guide Price £1.295 million



Local Market
SOLD

Grenada
Guide Price £1.295 million



Local Market
SOLD

Wyland
Guide Price £895,000

MAXIMUM INCOME TAX CAPS IN GUERNSEY

Guernsey lies 40 minutes by plane from Gatwick and about 20 miles from France. It is an idyllic Island, where history, friendliness and safety combine to make the Island the discerning location of choice.

The Island is self-governing and offers new residents the enviable combination of a relaxed and safe lifestyle coupled with statutory fiscal benefits. Any British passport holder may simply purchase an Open Market residence on the Island and reside here.

The fiscal benefits are tax driven. There is no inheritance tax or capital gains tax. Personal income tax is a flat 20% rate. Annual maximum income tax caps exist to limit a Guernsey resident's income tax exposure as follows:

- Open Market tax cap of £60,000. Available for the first four years of Guernsey residence. Requires the purchase and occupation of an Open Market property within 12 months of commencing tax residence. The purchase must generate minimum document duty of £50,000 (property cost of £1.4m).
- Foreign tax cap of £160,000. This is for non-Guernsey source income only. Guernsey source income remains subject to 20% tax. Guernsey bank interest is not considered Guernsey source.
- Annual tax cap of £320,000. A global cap utilised by individuals with substantial Guernsey source income.
- The "Standard Charge". This is currently £40,000 per annum and is available by election in place of worldwide income disclosure, for those who are, broadly, part time tax resident on the island.

The tax caps quoted above were the 2024 Budget proposals. At the time of going to press the Budget debate had not concluded.

As well as the headline tax caps, other significant tax incentives include:

- Ability to claim double tax relief in Guernsey upon certain dividend income for UK corporation tax paid, where shareholder control of the UK company is in Guernsey.

- Ability to receive certain UK dividends exempt from UK and Guernsey taxation.
- Ability to receive UK pension income, potentially including a lifetime flexible drawdown that is solely taxable in Guernsey.
- Ability to mitigate UK capital gains tax on gains made upon the disposal of certain UK assets.

The highly experienced and qualified tax team at LTS can advise upon all aspects of Guernsey and UK tax and would be delighted to hear from you.



Francis Snoding CTA
Executive Director
DD: +44 (0)1481 755881
E: fran.snoding@lts-tax.com



Julian Turian ATT FMAAT
Executive Director
DD: +44 (0)1481 743045
E: julian.turian@lts-tax.com



Natalie Chamberlain CTA
Executive Director
DD: +44 (0)1481 747753
E: natalie.chamberlain@lts-tax.com



David Parrott CTA
Tax Services Director
DD: +44 (0)1481 743049
E: david.parrott@lts-tax.com



Katie Roberts CTA
Manager
DD: +44 (0)1481 743087
E: katie.roberts@lts-tax.com



Switchboard: +44 (0)1481 755862
Email: taxenquiries@lts-tax.com or visit lts-tax.com

LTSTAX
Chartered Tax Advisers

SAVILLS GUERNSEY WELCOMES NEW LETTINGS MANAGER



Annie Le Prevost
Lettings Manager

Savills Guernsey has strengthened its Residential Lettings team with the appointment of Lettings Manager, Annie Le Prevost.

Annie previously worked for another local estate agent – most recently as a Local Market Lettings Negotiator, but originally joining the company seven years ago to provide administrative support to the property management team.

“I am delighted to have joined Savills and to be working with such an experienced and well-respected team”, Annie, who graduated from the Guernsey College of Further Education with a Level 3 International Extended Diploma in Business Studies, said.

“I love being part of the Guernsey community, and this role puts me at the heart of island life. It’s an exciting new challenge and one I’m very much looking forward to. Savills have a strong international presence and I am certain that they will be integral to my continued growth.”

Although an island lover, Annie is passionate about travel. Her recent adventures include climbing to the peak of Mount Toubkal in Morocco, backpacking through Australia and New Zealand and hiking in the French Alps.

She has also completed several charity events, including the Saffery Rotary Walk and a sky dive, where circa £7,000 was raised for the Sarah Groves Foundation. More recently she has helped in the launch of the Smile for Georgie Foundation, of which she is also a Trustee.

Tony Rowbotham, Head of Office at Savills Guernsey, said: “We are thrilled to have Annie on board. We are always keen to attract top talent within core areas of our business and her arrival ensures the evolution of our team continues and the service that we offer clients across the island is further enhanced.”

MARKET UPDATE

RENTAL PROPERTIES CONTINUE TO SEE STRONG DEMAND

Local Market rental properties remain in short supply and, interestingly, we’ve seen an uptick in the number of people who, although currently looking to sell, have decided to rent their homes in the short term to take advantage of the high demand.

Indeed, according to the latest States of Guernsey property bulletin, the average monthly rental price for Local Market properties was £1,909 in the third quarter of 2023 – 2.4 per cent higher than the previous quarter, 10.6 per cent higher than the same period in 2022 and 46.1 per cent higher than five years previously.

In part this can be put down to strength of demand, but it is also conducive to the type of properties that have been let. Less one-bedroom flats have been available in the last three months, for example, than larger houses, so that naturally brings the average price up.

The cost of living does continue to be a concern. Properties that appear to be priced too high are not generating the same level of interest and prospective tenants are also looking at the difference in running costs between certain types of homes.

As we head into the new year, levels of activity should remain strong. Financial and healthcare workers on Local Permits continue to drive demand. If interest rates drop as expected towards the middle of next year, then we could also see a bit more movement as current tenants start to look for somewhere to buy.

RENTAL PROPERTIES



Apartment 31 ONE St Julian's Avenue, St Peter Port

An excellent penthouse apartment forming part of a highly regarded development.

1 reception room, 2 bedrooms, 2 bathrooms

Open Market: £4,167 per month



La Floraison, St Martin

An immaculate four bedroom property with garden and parking.

3 reception rooms, 4 bedrooms, 3 bathrooms

Local Market: £3,500 per month



RECENTLY LET

La Dole, St Martin

A lovely family home in a convenient location. On a well presented cul de sac.

3 reception rooms, 5 bedrooms, 3 bathrooms

Open Market: £4,300 per month

TESTIMONIALS

"Amazing determination from your side, willingness to cooperate, going extra miles for both of the parties! Perfect communication, problem solving skills, flexibility! This case required all those skills – thinking out of the box and can-do attitude!" - **Helena**

"Many thanks for all your help, we have been very impressed with the management you have provided to date, it's the best we've had since we moved in 7 years ago." - **Simon**

"Thank you for your kind attitude. It is a pleasure to communicate with you." - **Ilona**

"Thank you so much for all your work and support you have given us in time for the move!" - **Phoenix**

savills

SAVILLS IN THE COMMUNITY

SAVILLS PROVIDES MARKET INSIGHT AT RELOCATION EVENT



Members of the Guernsey residential team were on hand to showcase their market knowledge and expertise when they visited the UK to promote the benefits of moving to the island.

Head of Residential Sales Stuart Leslie, Residential Director Nick Paluch and Residential Consultant Charlotte Glen recently attended the Relocate to Guernsey Show.

Organised by Locate Guernsey, the event brought together experts from the world of property, law, banking and employment.

Hundreds of people attended the show and had the opportunity to hear about the many benefits of living and working in Guernsey, as well as meet those who have already made the move. There was also a series of key note speeches, including a presentation on the property market from Nick.

Commenting after the show, Stuart said: “Much like the UK, the housing market in Guernsey reached a peak after the pandemic and we have recently experienced somewhat of a slowdown in transactions. Without a crystal ball it’s impossible to say what will happen next, however the island continues to be a place where people want to live.

“Whether for business or a better quality of life, relocating to Guernsey couldn’t be easier. The island offers a unique combination of natural beauty, a high standard of living and a thriving business community.”



SAVILLS IN THE COMMUNITY

MERRICK COMPLETES EPIC CHARITY CYCLE CHALLENGE



Savills Property Manager Merrick Bramley completed the energy sapping Tour of the Roses cycle ride across France – raising an impressive £2,957 for the Smile for Georgie Foundation.

The 1,700km route saw him pedal from St Malo to Avignon in just 10 days – passing through The Alps and climbing a total of 18,100m (around twice the height of Mount Everest).

The Smile for Georgie Foundation was created by the family of Georgie Le Prevost who died following a tragic road accident in 2017. Overwhelmed with the immense public support and generosity following a tandem skydive, Georgie's family decided to set up the foundation in her memory with the purpose of making a difference and bringing smiles to the people of Guernsey through small acts of kindness.

"Smile for Georgie is a wonderful charity and it does so much good in the local community," Merrick said. "I'm delighted to have raised so much money for such an extremely worthy cause and would like to thank everyone who donated so generously. It's particularly meaningful as Georgie's sister, Annie, has now started working in our office."



Savills Guernsey was delighted to sponsor the Smile for Georgie Foundation's 'Dine to the Music' event. Held at the Guernsey Aero Club, guests were treated to a delicious three course dinner, whilst enjoying live music provided by talented local artists.

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.



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



Jackie Chamberlain
Office and
Accounts Manager
jackie.chamberlain
@savills.com



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



Terry Gardiner
Director
terry.gardiner
@savills.com



Jane Archard
Director
jane.archard
@savills.com



Paul Watts
Associate Director
paul.watts
@savills.com



Michelle Brehaut
Associate Director
michelle.brehaut
@savills.com



Mark Powell
Facilities Manager
mark.powell
@savills.com



Joe Brown
Graduate Surveyor
joe.brown
@savills.com



Angus MacCallum
Graduate/Trainee
Valuations Surveyor
angus.macallum
@savills.com



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



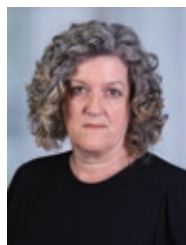
Dale Massey
Property Manager
dale.massey
@savills.com



Merrick Bramley
Property Manager
merrick.bramley
@savills.com



Anita Shilling
Lettings
Administrator
anita.shilling
@savills.com



Sarah Evanson
Accounts Manager
sarah.evanson
@savills.com



Alison Clark
Accounts
Administrator
alison.clark
@savills.com

RESIDENTIAL TEAM

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



Stuart Leslie
Head of Residential
Sales
stuart.leslie
@savills.com



Nick Paluch
Director
nick.paluch
@savills.com



Maxine Bell
Sales Consultant
maxine.bell
@savills.com



Charlotte Glen
Sales Consultant
charlotte.glen
@savills.com



Richard Fox
Consultant
richard.fox
@savills.com



Celena Tabel
Secretary
celena.tabel
@savills.com



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



Ollie Stenning
Lead
Photographer/
Creative
oliver.stenning
@savills.com



Annie Le Prevost
Lettings Manager
annie.leprevost
@savills.com



Tom Bonsall
Property Manager
tom.bonsall
@savills.com



Bobbie-Lee Dodd
Property Manager
bobbielee.dodd
@savills.com



Craig Robinson
PR Manager
craig.robinson
@savills.com



Tamara Russell
Marketing
Manager, Country
tnrussell
@savills.com

**To contact the Savills team
call 01481 713463**

Find us on social media



SAVILLS.GG

Independent excellence
Since 1920

Babbé

Foundations for success.

Elevating your Guernsey property
transactions at every stage.

If you're looking for an agile and integrated approach to your property needs, whether residential or commercial, our experienced property team is here to help. Our aim is always to make the process as smooth and swift as possible. Kindly contact our reception to claim your complimentary Guide on Conveyancing.

Get in touch with one of the team to find out more.



Andrew Laws
Senior Partner

T: +44 (0) 1481 746107
a.laws@babbellegal.com



Mike Riddiford
Partner

T: +44 (0) 1481 746170
m.riddiford@babbellegal.com



Fleur Carey
Conveyancer

T: +44 (0) 1481 746126
f.carey@babbellegal.com



Harrison Wilson
Conveyancer

T: +44 (0) 1481 746191
h.wilson@babbellegal.com

Babbé LLP

La Vieille Cour, La Plaiderie
St Peter Port, Guernsey
Channel Islands GY1 1WG

T +44 1481 713371
E info@babbellegal.com
babbellegal.com

OFFSHORE. GUERNSEY. LAW.

Disputes & Risk | Regulatory Investigations | Trusts | Restructuring & Insolvency |
Corporate | Banking & Finance | Private Wealth | Property | Wills & Estates | Employment

