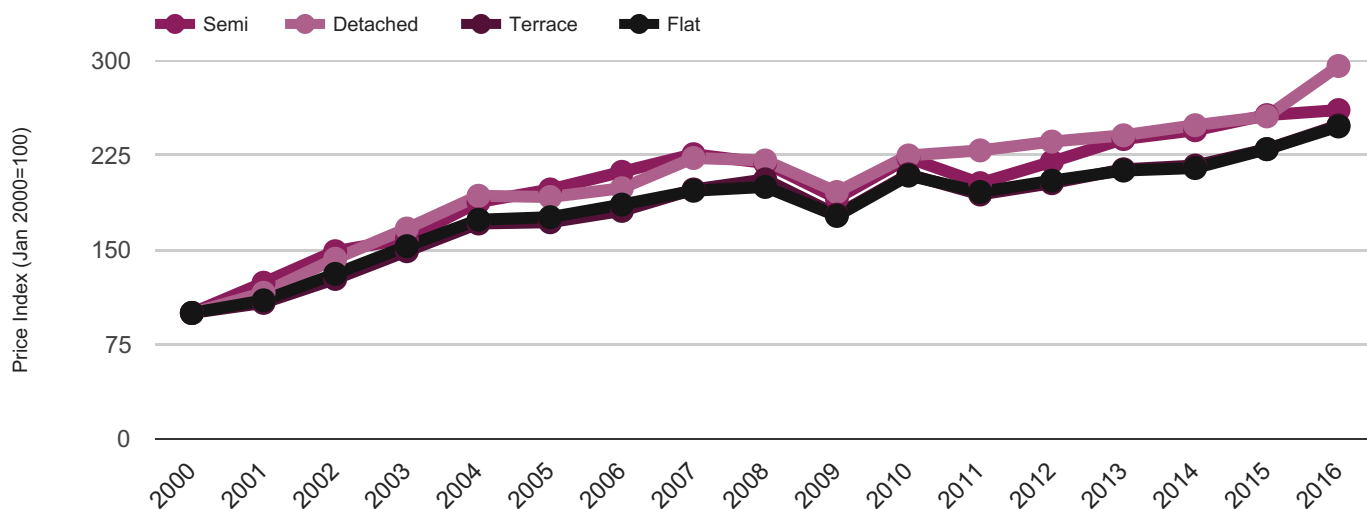


Where is the best place to choose an investment property?



Believe it or not, the buy-to-let sector is probably more appealing now than ever. It's true that some have been scared off by having to pay an extra three per cent on stamp duty and no longer being able to offset mortgage interest against tax. Yet there are amazing deals to be had for the canny investor who thoroughly researches the market and works with the local expert. Serious investors will actually benefit from having less competition.

The rental picture in Canterbury is strong, with the median monthly rental value now sitting at £866. Rising capital values have led to moderate yield compression but nothing which would lead a professional landlord to alter their strategy. In some areas yields have actually strengthened as rents have outstripped price inflation.

There are several factors landlords need to take into account before purchasing a buy-to-let property. Renters can be different ages, but the majority are young professionals who are unable to buy their own home. Young professionals often prefer to live closer to transport stations and local amenities so they can have a shorter commute.

The rental market is only going to expand in the long term, with predictions suggesting it will grow by a third by 2030. If you're interested in buying a property as an investment, or would like to know how much your current home is worth in the rental market, pop into our office for a friendly chat. We're looking forward to hearing from you.

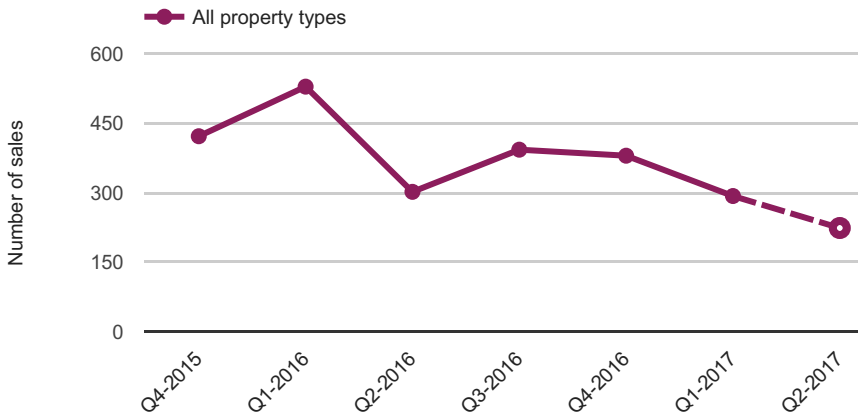


The median monthly rental value in Canterbury is now £866 pcm

Find out more information on property market news

www.regal-estates.co.uk

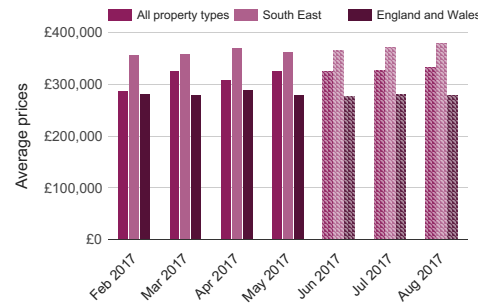
Overall sales levels in the last 18 months



There's so much going on in our local market it's sometimes hard to keep up. However, one of the measures we as property professionals are fixated on is how many sales are taking place. This chart shows how the total number of sales for the last few quarters. There are signs of market cooling in some areas of the market, but we do not foresee a prolonged period of market inertia.

Prices over time vs region and national

A lot has happened in the property market recently, particularly when it comes to prices. However, what's happening locally doesn't always reflect what's going on regionally or in the country as a whole. This chart shows prices side-by-side and reveals telling patterns.



Hours worked each week

Nobody ever lay on their death bed wishing they'd spent more time in the office. However, most of us have our nose to the grindstone to make ends meet and our area is no different. This chart shows how long the working week is for people here. The EU working time directive prohibits employees working more than 48 hours per week.

Source: ResiAnalytics, Office for National Statistics and Land Registry © Crown copyright 2016. Note: Dotted lines indicate estimates based on historical patterns.



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