



MIDLANDS VIEW

Property Market Focus - New Year 2012

Knight Frank

WELCOME

Welcome to our latest edition of Midlands View, which brings you fresh insight into the local and wider property markets and showcases some of our finest properties, both for sale and sold.

Before we consider activity in our local market, it is useful to first analyse the wider country property market, and how that compares with prime central London.

There is no denying that the country property market has struggled to compete with London. While average country house prices have fallen by 1.7% over the past 12 months, annual price growth in London of 11.4% has translated into daily price rises of £1,117 over the same period.

In normal times the country property market would follow the growth cycle set by the central London market, with a lag of around 18 months; London booms, the country house sector follows. But these are not normal times.

Though the old picture of market ripples flowing from London remains evident in parts, notably the South East, there is a significant difference

between London and country - and this comes down to international buyers and the domestic economy.

London has benefited enormously from international buyers seeking a 'safe-haven' investment. These buyers are a comparative rarity in the country property market. Where almost 50% of sales in London's £1m+ market go to international buyers, the figure is closer to 12% for country properties.

And despite the fact that buyers and sellers in the country market tend to be wealthier and far more equity rich than the average UK buyer, domestic concerns are key influences, where they are not in prime central London.

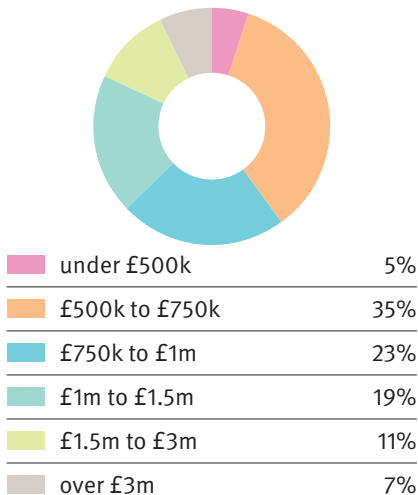
This gap presents an opportunity for those looking to sell their country house, as many London dwellers are choosing to capitalise on record prices in the Capital and spending their substantial budgets on country properties.



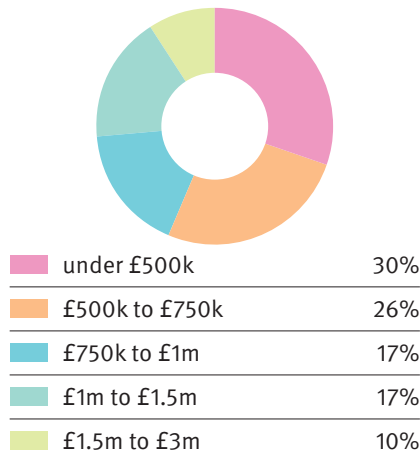
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INDEED, THE VOLUME OF COUNTRY PROPERTY GOING UNDER OFFER INCREASED BY 32% OVER THE PAST YEAR AND WE HAVE SEEN COMPETITIVE BIDDING IN SOME CASES, PROVIDING MORE THAN JUST A GLIMMER OF HOPE.

New applicants by price band



Sales by price band



*Figures reflect activity up to and including Q3 2011.



INTERNATIONAL

KNIGHT FRANK'S INTERNATIONAL DEPARTMENT SELLS PRIME PROPERTIES IN MORE LOCATIONS AND TO MORE NATIONALITIES THAN EVER BEFORE.

The fact that buyers come from so many different locations now means the international property market has a very strong underlying base.

There has, however, been an undoubted flight to quality and established locations such as France, Italy and parts of the Caribbean.

We have seen a notable increase in activity in the south west of France and deals have also started to flow in the French Alps. Our ski desk in London was very busy last autumn and reported that the quality and range of property available is better than they have seen in a long time.

Demand at the top end of the market in Italy remains strong, despite its

mainstream market having ground to a halt due to recent economic struggles. Interest in Tuscany has been particularly strong, partly due to a surge in demand from American, British and Russian buyers for houses priced from around €1.5m upwards.

The selling season has also started in Barbados, where many homeowners have reduced their asking prices by more than 10% to attract buyers. The west coast remains the most popular spot on the island, boosted by a number of newly completed developments including St Peter's Bay.



KNIGHT FRANK FINANCE

KNIGHT FRANK FINANCE IS A COMPLETELY INDEPENDENT MORTGAGE ADVISORY SERVICE FOR ALL, REGARDLESS OF WHICH ESTATE AGENT PEOPLE ARE BUYING THROUGH.

The main benefits of using Knight Frank Finance lie in the relationships they have built up with a wide variety of lenders. This allows them access to deals not available to other brokers and also enables them to get decisions very quickly, even where the circumstances are complex. By knowing the heads of credit at many of the lending organisations they can often go straight to the decision makers when helping clients.

Knight Frank Finance takes pride in helping clients and their families with all their mortgage requirements - there is no minimum deal size for new or remortgages. The organisation often arranges funding, for example, when a

child is studying in the UK and needs a flat near their college or university. It does however specialise in ultra-flexible mortgages from over £1m to in excess of £50m.

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TOWN PROPERTY



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We have a superb choice of properties within Sutton Coldfield at a variety of prices. Four Oaks, Little Aston, Moor Hall, Streetly and the rural villages of Wishaw and Shenstone remain the most sought-after places to live.

PROPERTIES FOR SALE

LICHFIELD

3 reception rooms, 4 bedrooms,
4 bathrooms



Guide Price £495,000

WALSALL

3 reception rooms, 4 bedrooms,
2 bathrooms



Guide Price £575,000

SUTTON COLDFIELD

3 reception rooms, 6 bedrooms,
4 bathrooms



Guide Price £795,000

LITTLE ASTON

3 reception rooms, 5 bedrooms,
4 bathrooms



Guide Price £995,000

LITTLE ASTON PARK

3 reception rooms, 5 bedrooms,
2 bathrooms



Guide Price £995,000

LITTLE ASTON PARK

2 reception rooms, 5 bedrooms,
5 bathrooms



Guide Price £995,000

SOLD AND UNDER OFFER PROPERTIES

WISHAW

2 reception rooms, 3 bedrooms,
3 bathrooms



UNDER OFFER Guide Price £495,000

STREETLY

2 reception rooms, 5 bedrooms,
4 bathrooms



SOLD Guide Price £515,000

SUTTON COLDFIELD

2 reception rooms, 5 bedrooms,
2 bathrooms



UNDER OFFER Guide Price £580,000

“A great service which we wouldn't hesitate to use again or recommend to friends.”

Mr Pratt, Sutton Coldfield



WISHAW

3 reception rooms, 8 bedrooms,
3 bathrooms



Guide Price £1,100,000

FOUR OAKS ESTATE

4 reception rooms, 4 bedrooms,
2 bathrooms



Guide Price £1,195,000

LITTLE ASTON PARK

3 reception rooms, 5 bedrooms,
5 bathrooms



Guide Price £1,250,000

FOUR OAKS

3 reception rooms, 5 bedrooms,
4 bathrooms



Guide Price £1,495,000

ALLEN END

4 reception rooms, 5 bedrooms,
2 bathrooms, approx 6.5 acres



Guide Price £1,500,000

WISHAW

4 reception rooms, 6 bedrooms,
6 bathrooms, approx 7.6 acres



Guide Price £2,200,000

STREETLY

3 reception rooms, 5 bedrooms,
3 bathrooms



SOLD Guide Price £695,000

SHENSTONE

3 reception rooms, 7 bedrooms,
4 bathrooms, approx 2.9 acres



SOLD Guide Price £825,000

FOUR OAKS ESTATE

3 reception rooms, 4 bedrooms,
4 bathrooms



SOLD Guide Price £1,275,000

COUNTRY PROPERTY



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We pride ourselves on having the best selection of country houses available within East Staffordshire, Derbyshire, West Leicestershire and North Warwickshire. Buyers want houses in good condition and in sought-after locations, although correct pricing remains the key to achieving sales.

PROPERTIES FOR SALE

WALTON-ON-THE-HILL

Apartment, 1 reception room,
2 bedrooms, 2 bathrooms



Guide Price £395,000

CHURCH LEIGH

3 reception rooms, 7 bedrooms,
4 bathrooms



Guide Price £499,000

UTTOXETER

3 reception rooms, 5 bedrooms,
3 bathrooms



Guide Price £595,000

YOXALL

3 reception rooms, 6 bedrooms,
4 bathrooms



Guide Price £650,000

ABBOTS BROMLEY

3 reception rooms, 5 bedrooms,
2 bathrooms, approx 1.4 acres



Guide Price £675,000

ABBOTS BROMLEY

3 reception rooms, 6 bedrooms,
4 bathrooms



Guide Price £875,000

SOLD PROPERTIES

MARKET BOSWORTH

1 reception room, 3 bedrooms,
1 bathroom, approx 10.7 acres



SOLD Guide Price £495,000

RANGEMORE

3 reception rooms, 5 bedrooms,
4 bathrooms



SOLD Guide Price £795,000

HARTSHORNE

2 reception rooms, 5 bedrooms,
5 bathrooms



SOLD Guide Price £795,000

“Very well-organised and professional manner, exactly what we wanted.”

Mr and Mrs Brown, Leicestershire



FILLONGLEY

4 reception rooms, 5 bedrooms,
6 bathrooms, approx 1.1 acres



Guide Price £995,000

BLITHBURY

3 reception rooms, 4 bedrooms,
3 bathrooms, approx 4.5 acres



Guide Price £995,000

OVERSEAL

3 reception rooms, 6 bedrooms,
5 bathrooms, approx 2.2 acres



Guide Price £995,000

LICHFIELD

3 reception rooms, 5 bedrooms,
3 bathrooms, approx 4.3 acres



Guide Price £1,100,000

QUARNDON

3 reception rooms, 7 bedrooms,
4 bathrooms, approx 1.2 acres



Guide Price £1,250,000

TUTBURY

4 reception rooms, 7 bedrooms,
6 bathrooms, approx 18.7 acres



Guide Price £1,250,000

LEIRE

3 reception rooms, 5 bedrooms,
3 bathrooms, approx 3.3 acres



SOLD Guide Price £850,000

BARTON UNDER NEEDWOOD

2 reception rooms, 5 bedrooms,
2 bathrooms, approx 10 acres



SOLD Guide Price £1,150,000

SUTTON CHENEY

4 reception rooms, 6 bedrooms,
3 bathrooms, approx 8.2 acres



SOLD Guide Price £1,475,000

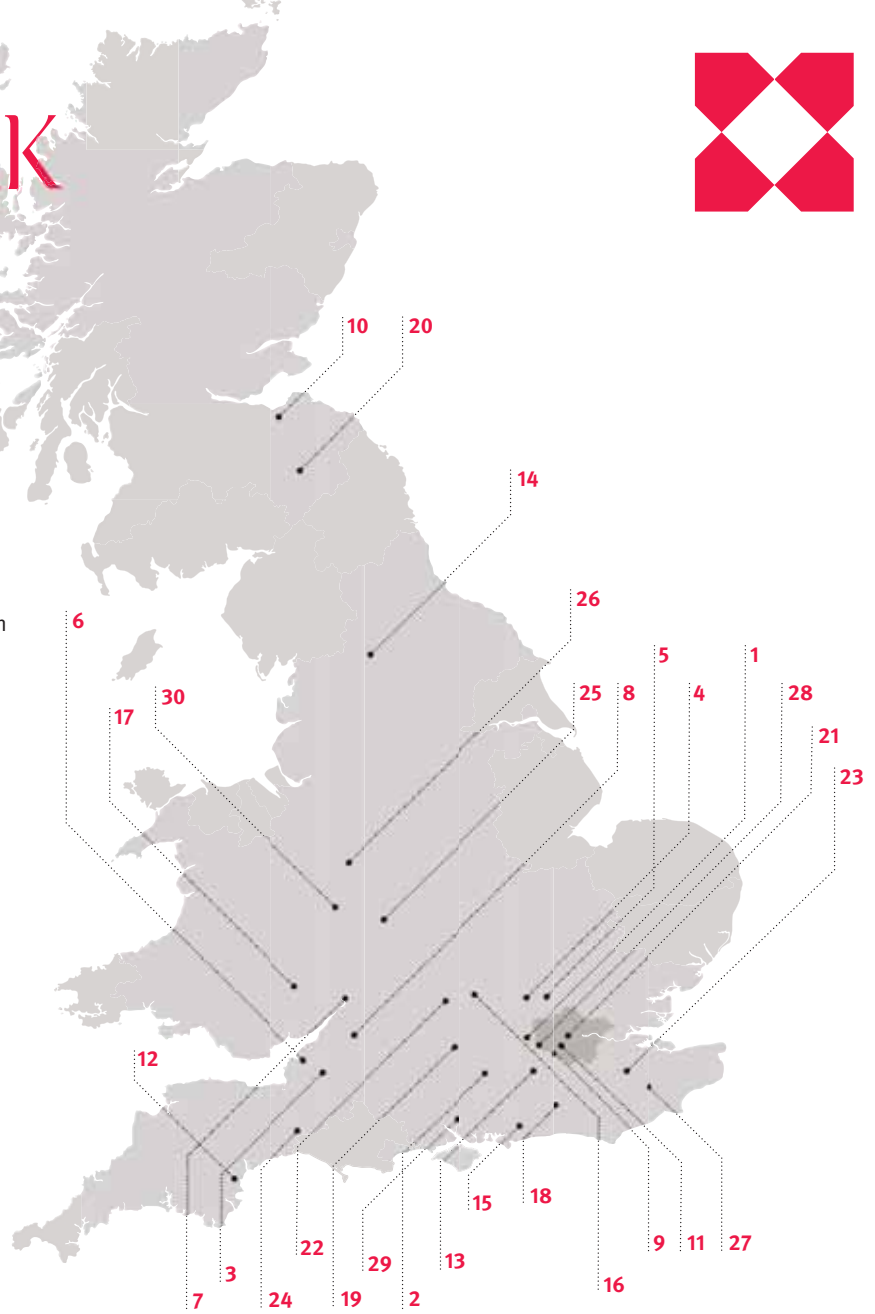
UK NETWORK

Knight Frank



- | | |
|----------------|------------------------|
| 1 Ascot * | 16 Henley |
| 2 Basingstoke | 17 Hereford |
| 3 Bath | 18 Horsham |
| 4 Beaconsfield | 19 Hungerford |
| 5 Berkhamsted | 20 Lauder |
| 6 Bristol | 21 London |
| 7 Cheltenham | 22 Oxford |
| 8 Cirencester | 23 Sevenoaks |
| 9 Cobham * | 24 Sherborne |
| 10 Edinburgh | 25 Stratford-upon-Avon |
| 11 Esher * | 26 Sutton Coldfield |
| 12 Exeter | 27 Tunbridge Wells |
| 13 Guildford | 28 Virginia Water |
| 14 Harrogate | 29 Winchester |
| 15 Haslemere | 30 Worcester |

* Lettings Service



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KnightFrank.co.uk

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ENGLISH RUSSIAN CHINESE FRENCH GERMAN ITALIAN PORTUGUESE SPANISH

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