Spring 2024 – Lettings

Market Report

FARMER & DYER
RESIDENTIAL SALES & LETTINGS
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What's new in Lettings this Spring?

A More Promising Future for the Buy-to-Let Housing Market

According to research carried out by buy-to-let lender Paragon Bank, 37% of portfolio Landlords are planning to increase their portfolio in 2024. Interestingly, 52% of Landlords prefer to purchase terraced homes. Terraces make up a large proportion of our portfolio.

Rents and Availability

Rightmove's Rental Price Tracker shows that rents have hit a new record high although the pace of rent growth is gradually slowing. In the last quarter of 2023, the National average increase was 9.2% higher than the same period the year before and the number of properties coming to the market was a 7% year on year increase

Why use a Letting Agent to Manage your property?

These days, the private rental sector is highly regulated, with many evolving compliance rules including ID checks, Right to Rent checks, energy efficiency and Health & Safety regulations As members of ARLA, the Association of Residential Letting Agents, we are able to keep abreast of any changes within the industry. As experts within our field, we can save you time and worry by managing your property, ensuring that we all stay on the right side of the law.

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Rental Yield Calculator

It's easy to calculate your gross rental yield.

To find out your annual rental income, let's say £1000 per calendar month, so £12,000 per annum. Divide this by the property value, let's say £200,000, then multiply by 100 to get the percentage:

£12,000 ÷ £200,000 x 100 = 6%

There is no set figure to aim for, but take into account your running costs, maintenance, mortgage payments, insurance, which, when factored in, will give you your net rental yield.

Bluebell Walks

Greys Court and Basildon Park, which are owned by The National Trust, offer varying lengths of walks to see the Spring Bluebells in April. Refreshments can be taken at both venues, so why not make a day of it? Interestingly, Greys Court was owned in the 1930s by the Fleming Family, of James Bond Fame.



For a free up to date valuation contact Nadine Iles on 0118 9461800 or email: nadine@farmeranddyer.com

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