

# Herefordshire, Shropshire and Mid Wales

## SALES REVIEW

### Autumn 2016

# COBB AMOS

### Escaping to the Country?

Cobb Amos are definitely the agent to use if you are looking to escape to the country. The BBC television programme 'Escape to the Country' have been recently filming at five of our amazing rural properties we have available. Catch up on BBC iPlayer or call us to arrange a viewing and visit the property for yourself to see all the charm, character and features these properties have to offer. Call us on for more information.

Pontrilas



Much Cowarne



Preston Wynne



Shobdon



Norton



### Two New Cobb Amos Members

Helen Barrie



We would like to welcome Helen Barrie and Abigail Smith to our Cobb Amos team.

Helen is based in our Leominster office, conducting viewings as well as looking after our clients, both buyers and sellers.

Abigail Smith

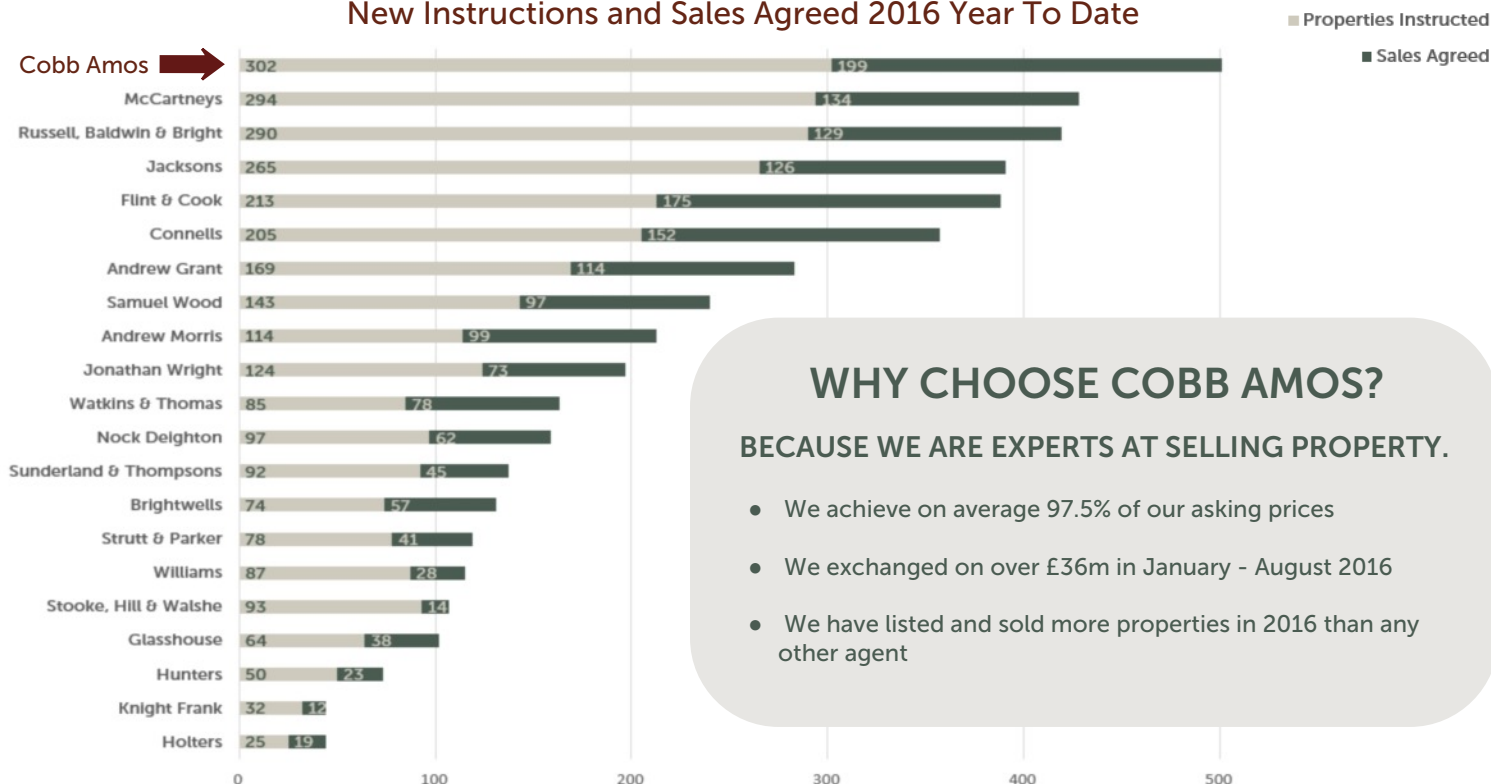


Abigail is part of the Hereford Sales team with over five years of property sale experience, her role is to find out what buyers are looking for, matching them, arranging viewings, and keeping sellers updated on the marketing of their home.

### Report on Current Market - Summer 2016

Our local experience is that the market is busier now the Summer holidays are over and people will be wanting to get sold and moved before Christmas. Now is a time of intense change and those considering moving are motivated, so prompt decisions are being made. We are finding lots of properties are getting good levels of interest and some properties we are negotiating on multiple offers. However they must still be presented well, priced appropriately and with a carefully considered marketing campaign to attract a good level of interest. Buyers are doing lots of research before they view and want to have value for money, but they also don't want to miss out on great opportunities.

### New Instructions and Sales Agreed 2016 Year To Date



### WHY CHOOSE COBB AMOS?

#### BECAUSE WE ARE EXPERTS AT SELLING PROPERTY.

- We achieve on average 97.5% of our asking prices
- We exchanged on over £36m in January - August 2016
- We have listed and sold more properties in 2016 than any other agent

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## LETTINGS REVIEW

### Autumn 2016

# COBB AMOS

#### August Statistics from ARLA

"Despite reports that the housing market is spiraling out of control post-Brexit, our results paint a very different picture, and indicate that the future is bright for the rental market. Supply is up, as we'd expect at this time of year, and the number of tenants is looking strong"

Our Lettings Manager Jane Lilwall has the local report with our current success below:

#### Our Lettings Success

We are without a doubt the biggest lettings agent in the region with 196 move in's year to date and 41 move in's in September alone.

On average, lettings agents manage approximately 178 properties, we however manage 350 properties and have a further 373 properties as Let Only agreements.

Running into the Autumn demand for property is still extremely high with many potential tenants on our database waiting for us to find their perfect home.

Landlords, this is a great time to get your property on the rental market as many people want to be in a new home pre Christmas and New Year.

Call us for a FREE valuation!

*"Thank you for taking the hassle out of renting a property out. Very professional manner and service"*

Landlord - 21.07.16

#### Rental Price Increase

We have seen a slight increase in rental prices so we advise all Landlords if your tenant has been there for 12 months or more, ask for a rental review. You could potentially see a rise in your monthly income.

*"The property was perfect for our needs"*

Tenant - 08.08.16

#### Rent Smart Wales

As a Landlord in Wales you will need to register with the Rent Smart Wales which the Welsh Government has recently introduced. This is to improve the quality and management of private renting through training those who own and manage homes.

It requires all private Landlords with property to register both themselves and their rental property.

For more information visit the Rent Smart Wales government website.

<https://www.rentsmart.gov.wales/en/landlord/landlordregistration/>

We are a RSW registered agent and using our management service can save you money.

# 1st

## out of 17 Agents\*

From Rightmove Listings.  
We secured an average of 25 tenancies per month.

# 100%

## would recommend us.

Of our 2015/16 current landlords.  
Over half our new landlords were recommended to us.

# 3

## suitable applicants

on average apply for every property, we take on average 2 weeks to find them.



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\*Rightmove Intel 2016