

Property Valuer Chris Williams tells us about the changes in the cost of moving.



"I was intrigued when researching the property market to note that in the last 10 years costing's have changed over the years, and the figures that stood out came as a little bit of a shock. The claim of a price comparison website says the average agency fee was £4,279 in 2006; the fee now is said to be £5,404. Average fees in our area are approximately half this amount. House prices have risen around 24%.

In terms of other moving costs, the site says:

- Stamp duty on a typical property in 2006 was £2,023, but is now £2,504
- A survey has risen from an average £525 to £665 - up 26%
- Removal costs are up from £952 to £1,111 - a 16% hike.
- Conveyancing costs are up 23% from £1,011 in 2006 to the current £1,251
- And finally there is today's cost for an EPC - which didn't exist a decade ago.

We can help you move at a much lower cost, start by calling me for your **FREE** valuation".

Contact us on info@cobbamos.com or alternatively call us at any one of our four office

Winter Tips

It is important to make sure your home insurance covers boiler and heating breakdown, especially in the colder months.

Burst pipes are one of the most common. All exposed pipes should be insulated with preformed pipe insulation.

Snow can cause all manner of problems so make sure your building insurance covers any damage caused by snow.

For more tips visit our downloadable documents section on the Cobb Amos website

Rising Mortgage Rates

If you have a mortgage that's due to renew in 2017, your biggest financial risk may well be that rates will rise rapidly. They've been at historic lows and we've got used to that. Yet some of the cheapest deals, such as HSBC's 0.99% 2 year fix, have recently been axed. And the City's swap rates, one of the factors banks use to decide their fixed rates, have risen eg, 5 year swaps are up from 0.35% in September to 0.87% now. This has all fuelled fears of further mortgage hikes.

We can help you find the mortgage suitable deals for you by putting you in contact with 7 Valley Financial who we work in close partnership with.

The 7vF approach means long term relationships not short term gain: "Lifetime Advice", advisers not salesmen, efficient and flexible, tailored solutions across whole of market and no obligation. They have a whopping 15,000 products available and will continuously try to find you the best rate possible.





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Joanna Cobb explains how the rental market is started to pick up and we are seeing more and more rental properties becoming available. "From what we can see here at Cobb Amos the demand for quality property continues. Legislation is rapidly changing and so are property taxes, so register now for our Landlords forum this March.

National Key findings from ARLA:

- The number of tenant experiencing rent increases fell in November, but 80% of agents expect them to rise next year
- Demand from prospective tenants fell in November
- Supply of available properties to rent rose
- Tenants stayed in rental properties for 18 months on average
- In November, properties were viewed on average six times before a let was agreed

Rental Demand as explained by ARLA:

Demand from prospective tenants fell again in November, as the rental market continues to cool ahead of Christmas; 32 prospective tenants were registered per branch, compared to 34 in October. However, more than half (53 per cent) of agents expect to see a rise in demand next year.

In November, the number of rental properties managed per branch was 185, an increase from 180 in October. However, this is considerably lower than the level seen in September, when there were 193 properties managed per branch. Following the increase in taxes for landlords, including stamp duty and capital gains tax, a third of agents expect the supply of rental accommodation to decrease in 2017.

Our Biggest EVER Rental Amount Agreed

Tenanted within 1 month at the full rental price of £2000 pcm



Qualified Staff Members

Congratulations to Emma Garlick for qualifying as ARLA and to Ian Perkins for qualifying as MAPIP.

