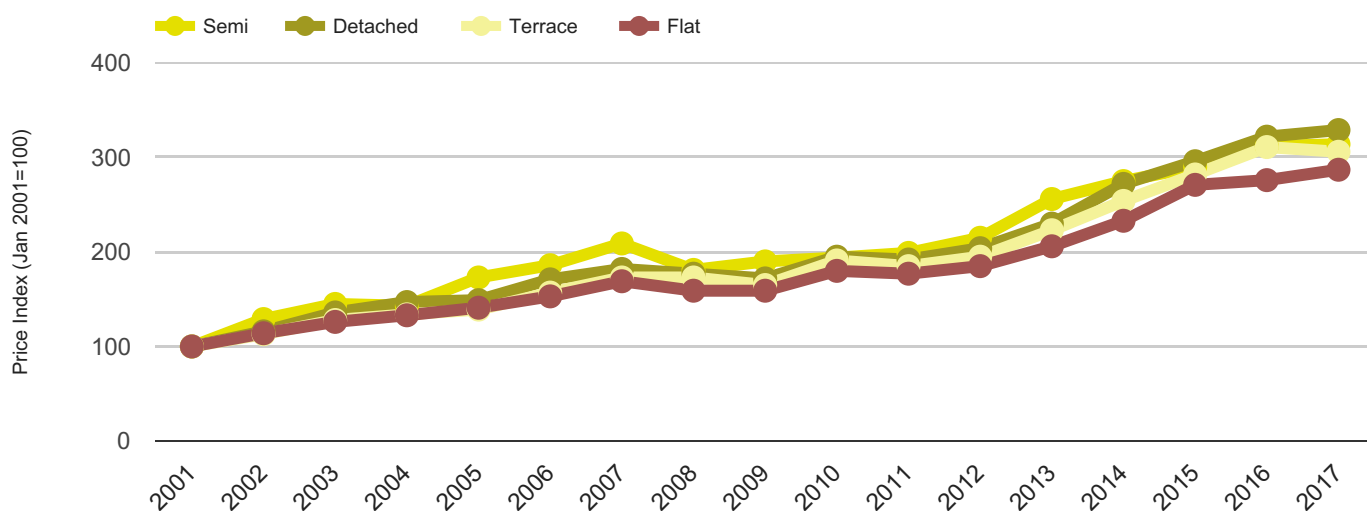


The best place for an investment property in Cambridge



Believe it or not, the buy-to-let sector is probably more appealing now than ever. It is true that some have been scared off by having to pay an extra three per cent on stamp duty and the generally less hospitable tax environment. However, there are fantastic deals to be had for the canny investor who thoroughly researches the market and works with a local expert.

For many years, there has been a stark difference in the level of opportunities in the rented sector inside and outside of the capital. Now we are starting to see the national housing market rebalancing, meaning that opportunities abound across the UK. It is the north, in particular, that is enjoying a boom in gross yields. Leeds (11%), Bradford (10%), York (10%), Preston (9%) and Middlesbrough (9%) are all leading the way.

The rental market in Cambridge is very robust, with the median monthly rental value now sitting at £1,391. 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 strengthened as rents have outstripped price inflation.

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

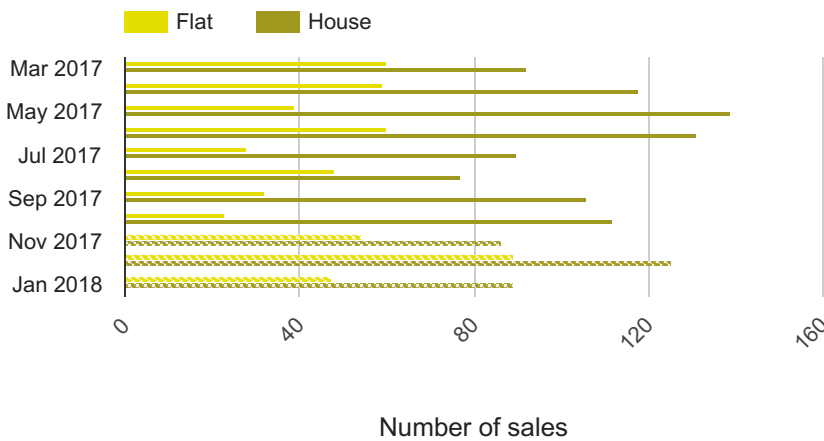


The median monthly rental value in Cambridge is now £1,391

Find out more information on property market news

www.sab.co.uk

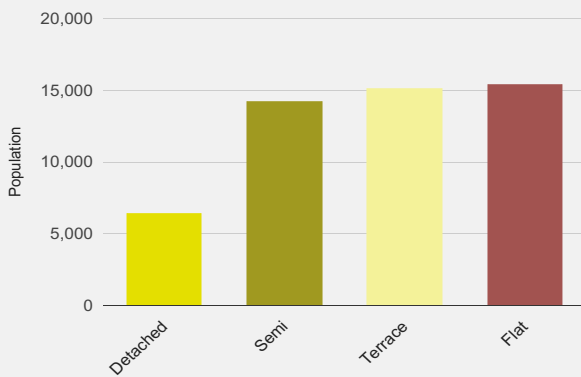
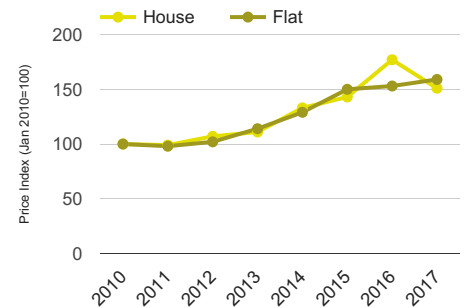
The split of house and flat sales



We've included this chart to show the relative number of flats and houses selling in the last 11 months in our area. Due to the profile of the housing stock in the area, there's nothing too surprising here, but it's interesting to see how the different types of properties contribute to total sales levels.

Annual house price index (house vs flat)

We know we live in a great area, and because most people agree, demand has driven up house prices. But how do prices in our area stack up in terms of property types? This chart looks at the comparison over the last eight years.



Type of property

Property types are a handy measure of the shape of the market in a local area. For example, areas with lots of flats tend to be urban in character because there is huge pressure on land. A large number of detached homes means that the area is suburban and not very densely populated.

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



01223 352170

kane@sab.co.uk

Saint Andrew's Bureau Ltd, 18 Mill Road, Cambridge CB1 2AD