

# VIRGINIA WATER

## SALES MARKET INSIGHT - 2017

### Market Update

Performance in prime markets outside of London has been muted over the last few years following changes to stamp duty, the Brexit vote and wider political uncertainty. However, the impact of these events has not been uniform. An analysis of Knight Frank data in Virginia Water, for example, points

to a more active market. The number of new buyers registering with a budget above £1m was over 40% higher between August and October, compared with the previous three months, while within the GU25 postcode identified in this report sales volumes were 21% higher so far in 2017 compared with 2016.

### Bella Tellwright, Virginia Water Sales

“Excellent local schooling, good transport links to London, privacy, security, large houses with land, as well as extensive leisure facilities act as an attraction for buyers and this has underpinned demand in 2017. In recent months we have been particularly active in the market for properties valued between £1.7m and £2.5m. Having waited out any initial uncertainty as a result of recent political events, a number of buyers are deciding now is the time to make a move especially where they perceive good value.”

FIGURE 1

### Virginia Water: Fact file

- +1.7%** prime price change over the year to Q2 2017
- +4.2%** prime price change of the 5 years to Q2 2017

FIGURE 2

### Property type Virginia Water, all stock (GU25)

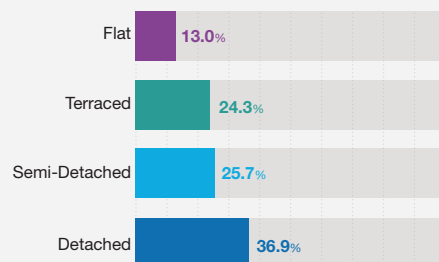
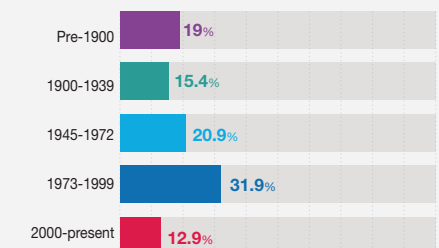


FIGURE 3

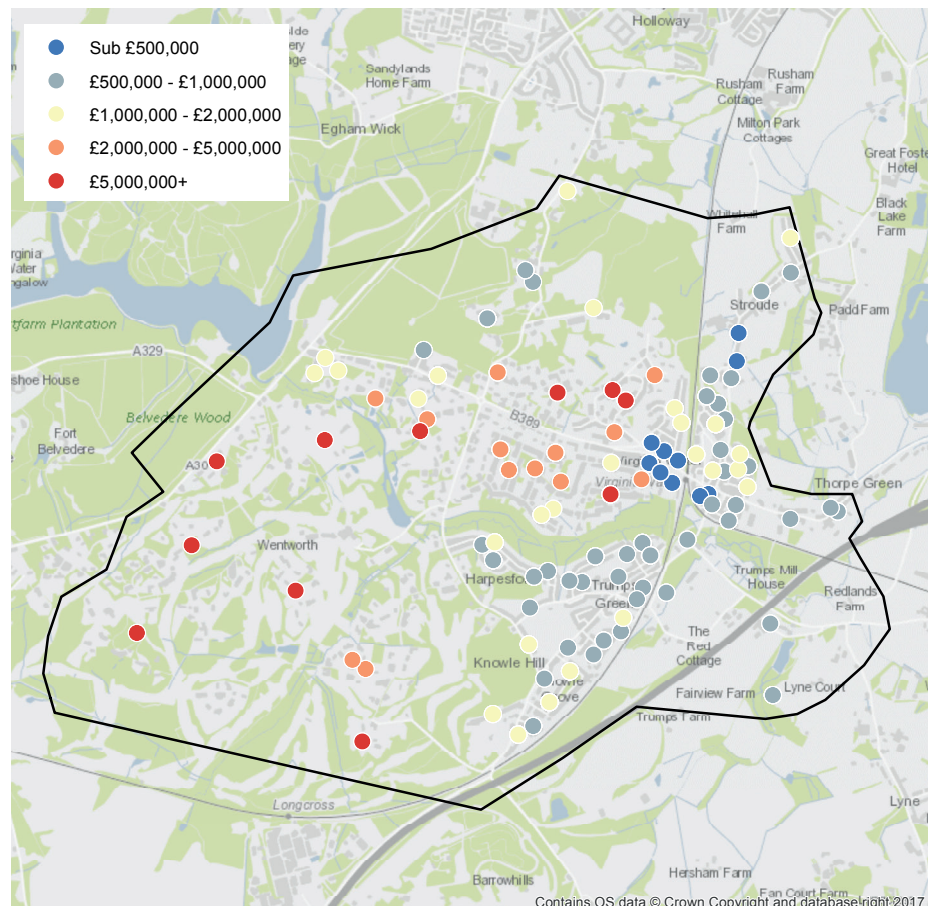
### Property age Virginia Water, all stock (GU25)



Source: Knight Frank Research

FIGURE 4

### Property prices in Virginia Water Achieved prices, 3 years to August 2017



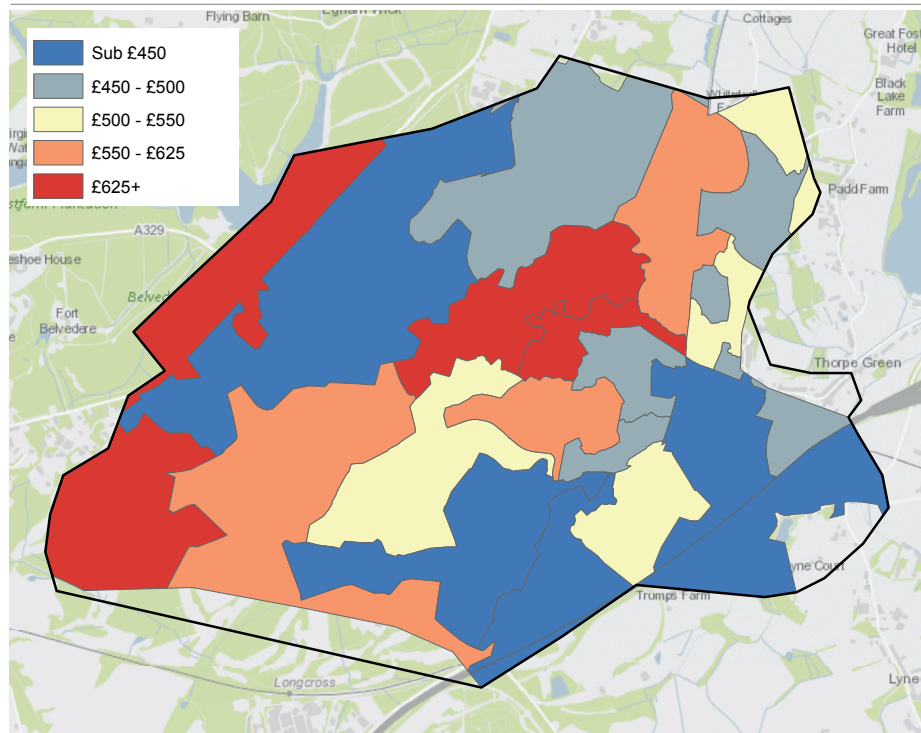
Source: Knight Frank Research / Land Registry



# VIRGINIA WATER SALES MARKET INSIGHT 2017

FIGURE 5

£p/sft sales values in Virginia Water Transactions in the year to August 2017

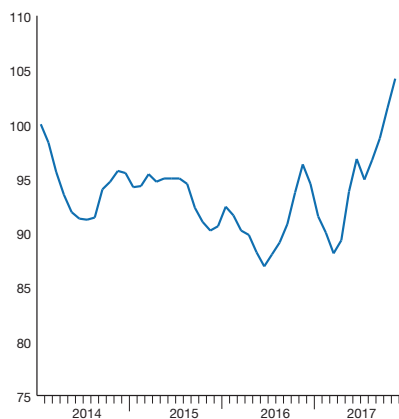


Source: Knight Frank Research / Land Registry

FIGURE 6

## Global web views

For property valued up to £2m in North Surrey on www.KnightFrank.com, indexed

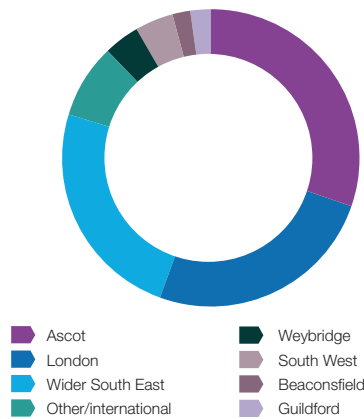


Source: Knight Frank Research

FIGURE 7

## Where do buyers move from?

Buyers who are moving from outside Virginia Water (Jan 13 - Nov 17)



Source: Knight Frank Research

## VIRGINIA WATER SALES



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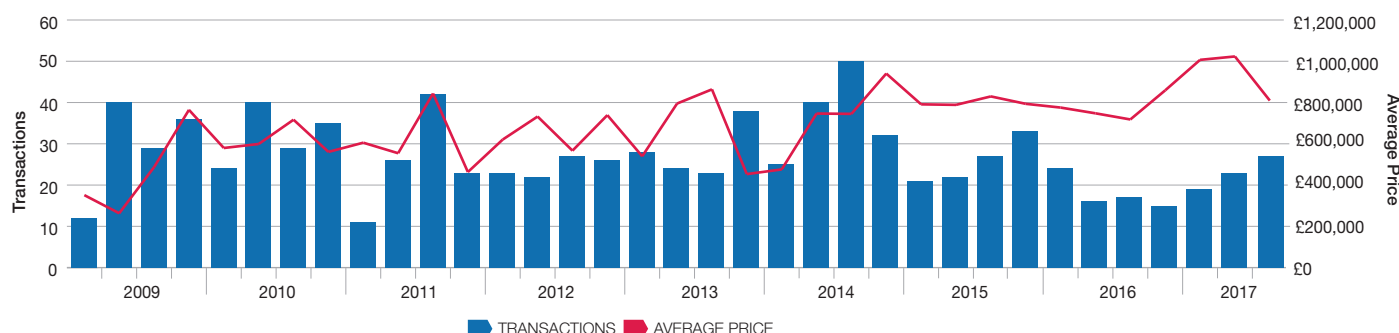


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FIGURE 8

## Transaction volumes and pricing data in Virginia Water GU25



Source: Knight Frank Research / Land Registry