

Helmores positive for 2011 property market

In review of 2010 and looking forward to the property market in 2011, Rob Stoyle, partner of Helmores, **team** estate agent in Crediton, Devon, comments: “There is nothing to be negative about”.



Although the scrapping of Home Information Packs affected an increase in the number of properties going onto the market in June, the Election was the single biggest influencing factor on the property market last year, causing a lot of uncertainty in the run up to, during, and also after the event whilst the new Coalition Government compiled its Comprehensive Spending Review to tackle the country's deficit, which was finally announced in October and settled much of the anxiety.

An immediate reaction in the market led to Helmores ending 2010 on a high, taking a record number of properties to the market in October and agreeing more sales in November than ever before.

Rob said: “2010 was a pretty nervous year for the property industry but by October, the Election was well and truly over and everyone knew where they stood. If the snow and the flu hadn't caused so much disruption, I think December would have been busy too. The weather had a major impact in December – we had to cancel 24 viewings on one Saturday because of the un-passable roads. Luckily, the snow only lasts for the short time.

“We expect that 2011 will be a positive one in the property market – there is actually nothing to be negative about; there are no known planned changes in Government or legislation, HIPs are no longer a consideration, the VAT rise has happened, prices are reasonable, interest rates are at an all-time low and the banks are now in negotiations with the Treasury over an agreement which could boost lending with more attractive mortgages deals, particularly for first-time buyers, on which the market heavily relies. There is once again a healthy supply of properties to meet the demand and January has been cracking so far – all of these are good indications for a more confident, more stable market in 2011.”

Helmores is Crediton's leading estate agency with prominent high street premises, dedicated knowledgeable staff and a personal, professional service. For more information or advice, to book

a no-obligation market valuation or to view a property for sale with Helmores, pop into the office at 117 High Street in Crediton, call 01363 777999 or visit www.helmores.com or www.teamprop.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

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