

Surrey Property Exchange

# LOCAL MARKET UPDATE

WITH



# Yield UK Overview



London	4.2%	▲ +0.9%
Scotland	5.6%	▲ +1.1%
North West	4.9%	▲ +1.9%
Wales	4.5%	▲ +0.7%
West Midlands	4.2%	▲ +0.2%
South West	4.3%	▲ +1.1%
North East	5.8%	▲ +0.3%
East Midlands	4.3%	▲ +0.4%
South East	4.1%	▲ +0.6%
Yorks. & Humber	4.8%	▲ +1.1%
East of England	3.9%	▲ +0.3%
<b>Meeting Surrounding</b>	<b>3.9%</b>	<b>▲ +0.1%</b>

Meeting Surrounding - For Sale Data		
Av. Asking Price	£584,122	▼ -0.5%
Av. Days to Sell	73	▼ -5.1%
Av. Days to Complete (STC)	66	▲ +4.3%

Meeting Surrounding - To Rent Data		
Av. Rent PCM	£1,918	▼ -0.4%
Av. Days to Let	78	▲ +2.9%
Av. Days in Void	58	▲ +6.2%

# Motivated Sellers & Strategies

## For Sale

Last 30 Days

New listings	1704	▼ -9.3%
Fallen through	534	▲ +59.4%
Price reduced	655	▲ +19.7%
New listings > 90 day	450	▲ +18.4%
STC > 90 day	581	▲ +31.4%
STC	1430	▲ +4.2%
Sold	824	▲ +42.3%

## To Rent

Last 30 Days

New listings	691	▼ -12.2%
Let	1358	▲ +27.2%

## Strategies Stock

Available Now

Buy to let	1700	▲ +3.5%
HMO PD Conversion	2948	▲ +7.3%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	955	▼ -0.9%
1 to 2-bed conv.	113	▲ +4.6%
Short leases	67	▼ -9.5%
Lease options	364	● 0.0%
Block of flats	13	● 0.0%
R2R	172	▲ +3.0%
Com. To Resi.	150	▼ -2.0%

# Motivated Sellers & Strategies

## For Sale

Last 30 Days

New listings	182	▼ -10.3%
Fallen through	51	▲ +41.0%
Price reduced	77	▲ +35.1%
New listings > 90 day	60	▲ +11.43%
STC > 90 day	51	▲ +24.4%
STC	124	▼ -24.5%
Sold	101	▲ +38.4%

## To Rent

Last 30 Days

New listings	82	▼ -34.9%
Let	214	▲ +12.0%

## Strategies Stock

Available Now

Buy to let	191	▲ +0.5%
HMO PD Conversion	240	▼ -0.8%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	86	● 0.0%
1 to 2-bed conv.	16	▲ +14.3%
Short leases	6	● 0.0%
Lease options	50	▲ +8.7%
Block of flats	1	▼ -50.0%
R2R	47	▲ +2.2%
Com. To Resi.	29	▲ +7.4%

# Motivated Sellers & Strategies

## For Sale

Last 30 Days

New listings	164	▼ -22.6%
Fallen through	42	▲ +38.5%
Price reduced	62	▼ -10.1%
New listings > 90 day	22	▼ -8.3%
STC > 90 day	68	▲ +33.3%
STC	162	▼ -38.3%
Sold	84	▲ +90.9%

## To Rent

Last 30 Days

New listings	82	▼ -16.3%
Let	171	▲ +62.9%

## Strategies Stock

Available Now

Buy to let	197	▼ -2.5%
HMO PD Conversion	271	▲ +2.3%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	108	▼ -1.8%
1 to 2-bed conv.	5	▼ -28.6%
Short leases	4	▼ -33.3%
Lease options	37	▼ -2.6%
Block of flats	1	● 0.0%
R2R	7	▼ -12.5%
Com. To Resi.	5	▼ -16.7%

# Motivated Sellers & Strategies

## For Sale

Last 30 Days

New listings	224	▼ -10.4%
Fallen through	61	▲ +73.6%
Price reduced	81	▲ +30.6%
New listings > 90 day	59	▲ +11.3%
STC > 90 day	102	▲ +37.8%
STC	244	▲ +46.0%
Sold	126	▲ +61.5%

## To Rent

Last 30 Days

New listings	62	▼ -27.1%
Let	190	▲ +12.4%

## Strategies Stock

Available Now

Buy to let	216	▼ -3.6%
HMO PD Conversion	368	▲ +8.6%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	151	▲ +8.6%
1 to 2-bed conv.	13	▼ -7.1%
Short leases	23	▲ +15.0%
Lease options	35	▲ +16.7%
Block of flats	0	● 0.0%
R2R	11	▼ -21.4%
Com. To Resi.	12	● 0.0%

## Deal of the month

Adverts found for this property

For Sale:

 Listed on: 17/07/2020

To Rent:

 Listed on: 20/10/2023



Back  
291 Days

Reduced  
-14% (98 days)

**£190,000**

£3,167 / m<sup>2</sup>

FOR SALE  
&  
TO RENT

2 Beds

Flat

Leasehold

GU14 0HU

✓ 3, MEADOW COURT, ANCHOR  
MEADOW GU14 0HU

📅 17/07/2020

📍 0.6 miles

📷 7

🏠 2

📄 E

🏠 60 m<sup>2</sup>

📈 +47%

For Sale

To Rent

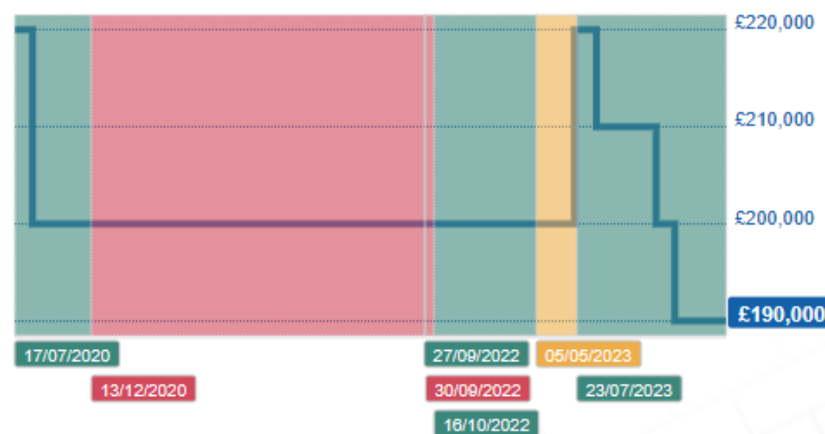
### Price & Status History

Reduced: -14% **£190,000**

Last sold: 24/09/2009 £130,000

£3,167 / m<sup>2</sup>

Asking V/S Last Sold Price : +47%



Available

STC

Withdrawn or Sold

### GU14 - Market Live Data

[Open Market Live Map](#)

2 beds - Flat

Est. Postcode Yield **6.50 %**

Est. Property Yield **8.21 %**



+26.3%



FOR SALE

**£240,000**

avg. ask. price

**92 days**

avg. time Available

**139 days**

avg. time STC

TO RENT

**£1,300**

avg. ask. price

**21 days**

avg. time Available

**18 days**

avg. void duration

Filters (Properties found: For Sale 231 - To Rent 186)







# PROPERTY FILTER

FIND GREAT DEALS FASTER



+

First  
month



SCAN ME NOW

<https://register.property-filter.co.uk/richards>