

WEB RELEASE from:

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SPRING VALUATIONS BLOOMING

Over the past six months demand for Valuation reports for secured lending purposes has been volatile, but James Edmonds, a partner of Gloucester based Hamiltons Chartered Surveyors, reports that demand has significantly increased over the last few months.

Though business was quiet before Christmas, a traditionally calm time of year, 2008 is already seeing an upturn. Demand for Valuations has risen despite the consistently negative tone of the media. Hamiltons has inspected and appraised commercial properties, development sites, shops and industrial units, along with residential properties, showing how the market is still active. It reveals a confidence by investors/purchasers, along with those re-financing or changing lenders for better rates.

Recent interest rate cuts have helped improve consumer confidence, and as well as increased activity in the general market, the buy-to-let market has exceeded expectations. The number of leases commencing in January and February 2008 rose 21% compared to 12 months ago, and indications are that the trend is set to continue. Restricted credit and fickle mortgage rates have contributed to this increased demand for rental accommodation. First time buyers with little or no deposit are finding it virtually impossible to secure high mortgages, but they still need a roof over their heads. Buy-to-let is filling that gap - but to avoid pitfalls investors must give consideration to the returns offered.

At Hamiltons, a team of qualified surveyors and valuers specialise in providing professional valuation advice for all manner of purposes to a wide variety of client types, offering a high

level of service spanning the Agricultural, Residential and Commercial sectors. Their valuations provide a comprehensive analysis of assets, regulated by the requirements of the RICS Valuation Standards.