

LET'S TALK PROPERTIES

GLOBAL COLLECTION 2024

TOP 6 CURCHODS
LUXURY LISTINGS

WHY INVEST
IN LONDON?

TOP 10 DUBAI LISTINGS
YOU CAN'T MISS

UAE GOLDEN VISA
THROUGH INVESTMENT

Sherwoods 
Since 1988



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LET'S TALK PROPERTIES



Welcome

Welcome to our latest edition of Let's Talk Properties, where we provide valuable insights into the real estate markets of Dubai and the UK, covering a diverse range of topics to help you make informed decisions in your property endeavors.

Discover the top places to live in Dubai as we showcase sought-after neighborhoods and communities, offering unique lifestyles and amenities. Explore Dubai's flourishing real estate market and investment opportunities, including the coveted "UAE Golden Visa," which grants residency to global investors and professionals.

Learn about the sustainability of Dubai's property market resurgence, fueled by economic growth and visionary projects. Dubai remains a global hotspot for property investment, and we explore the reasons why.

For first-time buyers, we present essential tips for navigating your first property purchase. From budgeting to mortgage options, our guide equips you with the knowledge needed to help you step onto the UK property ladder.

Gain valuable insights from our overview of the UK property market, where we analyse current trends and factors influencing property prices across the country. We also break down the acquisition and property finding process to help you navigate the intricacies of property buying, from searches right through to legal considerations.

Lastly, we also explore why London remains a prime investment hub and discover its appeal for both domestic and international investors.

Our latest edition aims to empower your property investment decisions in Dubai and the UK and we very much hope you enjoy reading.

Iseeb Rehman

Founder & CEO, Sherwoods International Property



CEO of Sherwood International Properties, Iseeb Rehman has 30 years of real estate experience in the UAE, UK, and other international locations. Iseeb studied in London before taking an ISVO there and qualifying as a legal surveyor. Iseeb has combined both his wealth of academic knowledge and extensive real estate experience to bring to you one of the most well respected property companies in the industry. Iseeb offers sound property investment advice through his company Sherwood International Property and its various client resources, which include the addition of this engaging and informative property magazine designed with the astute investor in mind.



Choosing Sherwoods Property Services

Whether you seek a personal residence, commercial premises, or investment opportunities, Sherwoods Property Services is your perfect choice. With over a quarter of a century of experience, we offer a comprehensive range of property acquisition and management services across multiple global locations. Our expertise and dedication ensure that we cater to all your real estate needs efficiently and effectively.

1 BENEFITING FROM OUR PRESENCE IN MULTIPLE MARKETS

Sherwoods Property has established strong connections in several global real estate markets, including the Gulf States, the United Kingdom, and the United States. Our extensive network and cross-cultural operations provide the critical information to maximize your investment. By operating across different geographical and operational property markets, we can offer you insights and opportunities that others might miss, ensuring you make the most informed and profitable decisions.

2 OUTSTANDING PROPERTY SALES SERVICES

Our innovative real estate sales approach ensures that buyers and sellers gain optimum benefits. We are dedicated to matching you with properties that fit your established profile, saving you time and ensuring a win-win scenario for all parties involved. Our tried and tested methodology consistently delivers success for developers, owners, financiers, and professional services, ensuring everyone involved achieves their goals.

3 PROFESSIONAL LETTINGS AND MANAGEMENT

Driven by our client-centric ethos, our property lettings and management services have naturally evolved into a critical service area. We offer worry-free rentals and ensure a consistent, profitable income from your property investment. Our experience in property management and access to all necessary maintenance disciplines meet the needs of tenants and landlords, guaranteeing satisfaction and peace of mind.

4 COMPREHENSIVE PROPERTY INVESTMENT SERVICES

Our outstanding reputation is built on delivering a full range of property investment services. We assist you in locating your ideal property and handle everything from finance, insurance, and legal services to sales and asset management. Our expert services and professional approach ensure that we exceed your expectations and provide comprehensive support throughout your investment journey.

5 BUILDING MEANINGFUL WORKING RELATIONSHIPS

Building partnerships in property is deep-rooted in our identity and is the cornerstone of our success. We prioritize open communication, understand our clients' intricate needs, and foster relationships with trusted partners. Our commitment to integrity and professionalism ensures tailored solutions and seamless experiences, making Sherwoods a reliable and trusted partner for all your real estate needs. We strive to deliver exceptional service and build long-lasting relationships that stand the test of time.



Top-5 places to live in Dubai

With its stunning architecture, delightful weather, buoyant economy and tax-free living, there is no wonder over 80,000 people per year choose to move to Dubai. But, with so many luxury apartments and complexes on offer, many potential investors are confused as to which area is best for their living or investment needs. So, here's our quick guide to the top areas in Dubai to live and work and what they each have to offer.

DUBAI MARINA

If you are looking for a waterfront lifestyle and the array of watersports that go with it, then look no further than Dubai Marina which offers everything for the water lover from paddle boarding and scuba diving to flyboarding and jet skying for the more adventurous.

Like a small city, the Marina is alive and bustling with bars, nightclubs, and restaurants to suit every taste bud.

If you like to shop, then you will be spoiled for choice in Marina Mall which hosts a variety of shops from the biggest designer names as well as the more affordable brands. Families love the buzz of the Marina

and can often be found at Dubai Marina Walk where you can find a variety of family friendly leisure activities as well as shops and restaurants galore.

Home to spectacular architecture including Cayan Tower, the world's tallest twisted high rise the Marina boasts over 200 luxury residential towers and is high on the list of investors as this is a very popular location for renting, understandable given everything it has to offer.

With over 150 nationalities in residence, the Marina is also a hub for international business with Dubai Knowledge Village, Media City, and Internet City close by and a myriad of transport options on your doorstep including the Dubai tram, Dubai Metro and just 30 minutes away are both international airports.

PALM JUMEIRAH

Palm Jumeirah, or 'The Palm' as it is often referred to is the epitome of a lifestyle of waterfront luxury. A man-made island, The Palm offers breathtaking views whether you opt for a luxury high-rise apartment or an exclusive beach front villa.

Every amenity has been considered, allowing The Palm to operate much like an independent, opulent city. Beach clubs, luxury hotels, water parks, shopping, and leisure malls and business hubs are just some of the attractions of living on this palm shaped, sun kissed island.

When it comes to amenities, The Palm has everything you need for everyday living and whether you are a professional working in Dubai or a family with children looking to build a permanent home, supermarkets, medical centers, nurseries, schools, museums, and restaurants are located throughout the island which is perfect for everyday living as public transport from The Palm to the mainland is usually by bus or taxi as the Dubai Metro is not accessible on The Palm at this time.

DOWNTOWN DUBAI

Downtown Dubai is like the beating heart of Dubai with a real city vibe and an array of attractions and leisure and entertainment options. For those who thrive in the city, Downtown Dubai does not disappoint with modern state of the art facilities and huge malls, entertainment centers, restaurants,



Creek Harbour is just 15 minutes from Dubai Downtown, close enough to enjoy all the facilities and activities yet far enough to enjoy the nature of the area.

DUBAI HILLS ESTATE

Dubai Hills Estate is the perfect choice for those looking to live an active lifestyle. This 11 million square meter development boasts a residential community divided into three zones, each with their own facilities including restaurants, shops, and sports facilities. Made up of stylish town houses and villas, and an abundance of parks, green spaces, and walkways, the development attracts families as well as businessmen where the attraction is the 18-hole champion golf course that surrounds the estate.

Within the development there are also hotels, various sports facilities, offices, and the huge Dubai Hills Mall spanning 282,000 square meters. These amenities coupled with the expansive green spaces throughout the development make it the perfect location to bring up a family, including pets.

Location wise, Downtown Dubai, Dubai Marina and Dubai International Airport are located roughly 30 minutes away and commuting to the main business centers of Media City, Knowledge Village and Internet City is relatively easy from this location.

Highly acclaimed, schools and hospitals as well as excellent entertainment and shopping facilities are close by, yet the quiet peaceful setting of the residential area lends itself well to active living offering the best of both worlds.

The estate itself is still under construction, with 1-4-bedroom apartments and 3-7 bedroom villas being added to the estate. Although the building work is mainly away from the existing residential areas, due to the ongoing development, the estate does not yet have transport links such as the Metro, although it is believed that these will be introduced over time.

and experiences. Many investors choose to buy property here as it is a particularly attractive area for young professionals and those looking to rent. Immaculately presented and kept the area boasts a huge selection of apartments from studios, right through to 3-bedroom luxurious condos.

If you are a lover of architecture and sight seeing then your balcony may offer a feast for the eyes, especially if your view includes the Burj Khalifa which took 5 years to build and is the world's tallest building.

Public transport is aplenty in Downtown Dubai with the Emirates Towers Metro Station within walking distance and bus stops and taxis stands easily accessible. If you prefer a walk, why not take in the beauty of the Dubai waterfalls, or take your furry friend to explore Burj Park as this area of Dubai is very dog friendly with many apartments allowing animals to be resident with you.

The area is very much a tourist attraction however, there are several nurseries and health centers nearby for those who are looking to bring up families albeit, there is a distinct lack of schools in the area and larger properties like villas offering family accommodation are very limited.

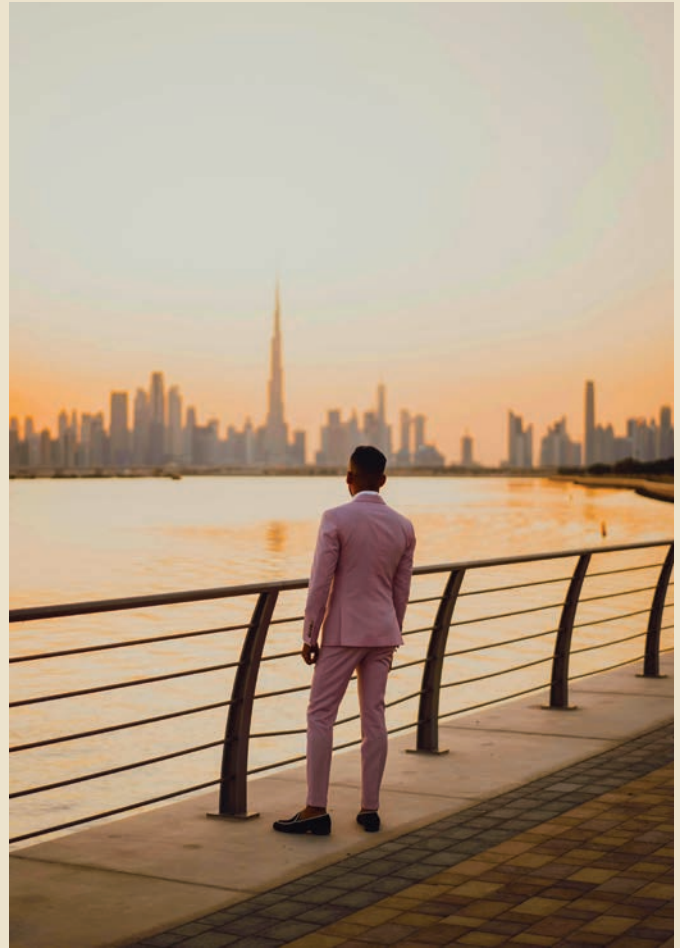
CREEK HARBOUR

Creek Harbour offers a huge array of housing options which makes it one of the preferred residential locations in Dubai, especially for growing families. This is mainly down to the well-considered infrastructure of the development which considers children and pets in its educational and recreational facilities. It is also located close to Ras Al Khor wildlife sanctuary which is home to over 450 animal species and is one of the motivations for maintaining Creek Harbour as a very ecological development in comparison to the other areas of Dubai.

Creek Harbour offers property options for every lifestyle and budget with its mixture of villas, apartments, and townhouses and is popular with both permanent residents and renters alike. One reason for this areas appeal is that it is freehold which means foreign investors can own 100% of a property in the area should they choose to invest.

Creek Harbour offers the balance between nature and urban luxury with many outdoor activity options on hand including various sports courts, nature trails for walking and jogging, swimming pools and water sports.

UAE Golden Visa: A Gateway to Long-term Opportunities



The UAE Golden Visa is a transformative initiative by the United Arab Emirates designed to attract talented individuals and investors who will contribute to the country's growth and innovation. Sherwoods are proud to support our clients in navigating the application process and reaping the numerous benefits of this prestigious visa.

The UAE Golden Visa scheme has significantly boosted property sales, with Dubai experiencing a remarkable surge in demand. According to the Dubai Land Department, property transactions increased by 44.7% in the first quarter of 2023 compared to the same period in 2022. The introduction of the Golden Visa has attracted high-net-worth individuals and investors, leading to a 25% increase in luxury property sales and a 40% rise in overall real estate investments. This influx of long-term residents has strengthened market stability and driven growth in the UAE's real estate sector.

DURATION OF THE GOLDEN VISA

The Golden Visa, offering flexibility, is renewable and can be issued for 5 or 10 years. It caters to diverse individuals, including investors, entrepreneurs, specialized talents, researchers in various fields of science and knowledge, and outstanding students.

BENEFITS OF THE UAE GOLDEN VISA

- **Long-term Residency:** The UAE Golden Visa grants individuals the right to reside in the UAE for 5 or 10 years, with the option for renewal. This long-term residency provides stability and the freedom to plan for the future without the frequent need for visa renewals.
- **Business Ownership:** Visa holders can fully own their businesses on the UAE mainland, eliminating the need for a local sponsor. This benefit is ideal for entrepreneurs and investors looking to establish or expand their ventures in one of the world's most dynamic markets.
- **Enhanced Investment Opportunities:** The Golden Visa opens doors to various investment opportunities across multiple sectors. Investors can grow their portfolios by taking advantage of the UAE's strategic location, world-class infrastructure, and business-friendly environment.

• **Stability and Security:** The UAE is renowned for its safety and security, making it an ideal place for long-term residency. Golden Visa holders can enjoy the peace of mind of living in a stable and secure environment.

• **Family Sponsorship:** Golden Visa holders can sponsor their family members, including spouses, children, and dependents. This benefit allows families to stay together and build a future in the UAE.

• **Real Estate Investment:** The Golden Visa encourages investment in the UAE's thriving real estate market. With Sherwoods' expertise, visa holders can explore lucrative property investment opportunities, benefiting from our extensive market knowledge and tailored advice.

• **Tax Advantages:** The UAE offers an attractive tax regime with no personal income tax. Golden Visa holders can maximize their earnings and reinvest in their businesses or other ventures, enhancing their financial growth.

UPDATED GOLDEN VISA RULES

• **Removal of Minimum Down Payment:** One of the significant changes is the elimination of the AED1 million (\$272,000) minimum down payment requirement for property investments to qualify for the Golden Visa.

• **Revised Qualification Criteria:** Investors now qualify for the Golden Visa by owning property worth AED2 million (\$545,000) or more, regardless of the down payment amount or the property's status, whether off-plan, completed, mortgaged, or not.

• **Flexible Property Choices:** This adjustment allows investors who choose properties valued at AED2 million (\$545,000) or above to obtain long-term residency in the UAE, providing a valuable opportunity to become part of the vibrant community.

Sherwoods is committed to assisting our clients in making the most of the UAE Golden Visa. Our expertise in the local market and comprehensive range of services ensure you receive the best support throughout the process. Embrace the UAE Golden Visa's opportunities and secure your future in one of the world's most vibrant and forward-thinking countries.



An Overview of the Dubai Real Estate Market in 2024



Dubai has long been a magnet for real estate investors, thanks to its dynamic economy, strategic location, and world-class infrastructure. In 2024, the city continues to offer compelling investment opportunities. In 2023, Dubai registered a record-breaking 118,993 residential transactions, marking the highest total to date and surpassing the 2022 record by 29.6%. During this period, off-plan sales saw a growth of 31.9%, while secondary market sales increased by 26.3%.

DUBAI: AN INTERNATIONAL HUB

Dubai's economy remains robust, supported by diversification efforts that reduce dependency on oil revenues. In 2023, Dubai's GDP growth rate was approximately 4.5%, reflecting a strong recovery and continued expansion. The city's focus on sectors like tourism, finance, and technology contributes to its economic resilience and growth. The tourism sector, in particular, has bounced back significantly, with the number of visitors returning to pre-pandemic levels.

Financial services have also seen growth, driven by Dubai's status as a regional hub for banking and finance. Moreover, the government's initiatives to promote innovation and technology have fostered the growth of the tech sector, attracting startups and established tech companies alike. These developments ensure a steady flow of business activities and investments, reinforcing the stability of the economy.

EXCEPTIONAL GROWTH IN 2024

Dubai's real estate market has shown remarkable performance, with a significant increase in transactions and prices. According to the Dubai Land Department, property transactions in Dubai totaled AED 267 billion in 2023, a 45% increase compared to 2022. This surge is fueled by both local and international investors recognizing the potential of the market. Luxury real estate has particularly seen a high demand, with areas like Palm Jumeirah, Emirates Hills, and Downtown Dubai witnessing substantial price increases. In 2023, residential properties in prime locations such as Downtown Dubai, Dubai Marina, and Palm Jumeirah offered average rental yields of 8-9%. Commercial properties, particularly in business districts like DIFC, offered yields of around 7-8%.





LOOKING FORWARD TO 2025

The outlook for Dubai's real estate market in 2025 is promising, with continued growth and development expected. The city's ongoing economic diversification and substantial infrastructure projects a strong position in Dubai for sustained real estate market growth. Anticipated mega-events and ongoing projects will continue to drive demand. The government's Vision 2040 Urban Master Plan aims to make Dubai a leading global city by enhancing its infrastructure, creating green spaces, and developing sustainable communities. This long-term vision will further boost the real estate market, attracting investors seeking stable and profitable investments. Additionally, the anticipated completion of various mega-projects, such as the Dubai Creek Tower and Dubai Harbour, will enhance the city's appeal and drive real estate demand. The positive market outlook, supported by strong economic fundamentals and strategic initiatives, positions Dubai as a leading destination for real estate investment.

The unemployment rate in the UAE remained low at around 3.2% in 2023. The government's initiatives to create jobs in various sectors, particularly in technology and renewable energy, contributed to maintaining low unemployment levels. The inflation rate in the UAE averaged around 2.5% in 2023. This moderate level of inflation reflects stable price levels for goods and services, contributing to economic stability. The relative stability and growth of the UAE's principal macroeconomic indicators provide encouraging signs moving into 2025 with regards to the Dubai property market.

Foreign Direct Investment (FDI) into Dubai reached USD 17 billion in 2023, showing a year-on-year increase of 20%. This inflow is driven by Dubai's investor-friendly policies, strategic location, and status as a global business hub. The confidence of international investors in Dubai's economy directly benefits the real estate market, ensuring sustained demand and value appreciation. The increase in FDI not only boosts the economy but also enhances the real estate market by increasing demand for both commercial and residential properties.



DUBAI PROPERTY COLLECTION



Palm Beach Towers, Palm Jumeirah
1, 2 & 3 Bedroom Fully Furnished Apartments
Price from AED 3,600,000

Come home to the exceptional every day at the Palm Beach Towers, with a wide range of world-class amenities that are tailored to complement your life, the way you want to live it.



Ritz-Carlton Residences, Dubai Creek
2, 3 & 4 Bedroom Fully Furnished, Serviced Apartments
Price from AED11,000,000

The Ritz-Carlton, Dubai, Creekside is a unique waterfront project with stunning panoramic views that overlook the Ras Al-Khor Wildlife Sanctuary and Downtown Dubai.



St. Regis Residences
1, 2 & 3 Bedroom Fully Furnished Apartments
Price from AED 2,150,000

St. Regis Residences is a new residential project located in the heart of Downtown Dubai. It was developed by Emaar Properties, one of the leading real estate development companies in the UAE, and St. Regis Hotels & Resorts, a globally recognized hotel brand.



Al Jazi, Madinat Jumeirah
1, 2, 3 & 4 Bedroom Apartments
Price from AED 1,400,000

Madinat Jumeirah Living is a characterful and warm collection of residences surrounded by delightful green oasis that offer relief from monotony. Offers a range of amenities that maintain an active lifestyle and well-being.



Marina Star, Dubai Marina
Studios, 1, 2, 3 Bedroom Apartments
Price from AED 1,100,000

Marina Star is a ground plus 24-storey residential tower with an imposing presence on the waterfront of Dubai Marina and offers a wide array of living spaces including studios, penthouses, villas, one and two bedroom apartments.



AVA by Omniyat, Palm Jumeirah
Luxury 4 Bedroom Apartments
Price from AED 78,000,000

AVA at Palm Jumeirah, Dorchester Collection, Dubai, is a unique collection of 17 private havens designed for those with a visionary perspective who enjoy seamless living without boundaries. Inhabiting the meeting point between sky and sea, the distinctive, fluid form ascends as if from the ocean.



Five Hotel Apartments, JBR
1, 2 & 3 Bedroom Suites
Price from AED 2,600,000

Five Beach are located in Jumeirah Beach Residence (JBR). This community includes supermarket residences and the eponymous premium hotel. Residents of the Five Beach residential project have access to all services and amenities that are provided by the hotel.

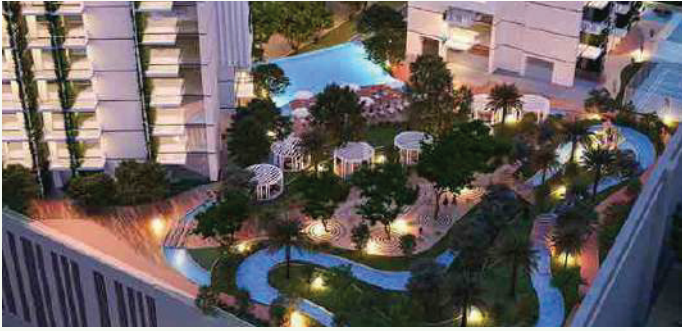


Central Park, City Walk
1, 2, 3 & 4 Bedroom Apartments
Price from AED 1,440,000

Central Park at City Walk has been imagined with the future in mind. Sleek, contemporary and spacious apartments offer awe-inspiring views of the park and also Dubai's famed skyline. Select between 1, 2, 3 & 4 bedroom with outstanding amenities in a lush green community.

To view additional properties, visit sherwoodsproperty.com

DUBAI PROPERTY COLLECTION



Maimoon Gardens, JVC

Great Investment Options, 7.5 year Payment Plan
Price from AED 595,000

Jumeriah Village Circle is a modern and unique family-oriented community. It is a mega development that offers stylish villas, apartments and townhouses with world-class amenities in a serene setting.



Address Villas - Hillcrest, Dubai Hills

5 Bedroom Villas
Price from AED 22,300,000

Hillcrest is an ultra-luxury residential project by Emaar Properties. Nestled in the verdant Dubai Hills Estate, this is the first-of-its-kind development under the Address Hotels+Resorts brand, and will offer a total number of 51 upscale 5-bedroom villas with stunning water features.



VIE - Elie Saab Villas, Meydan

4 Bedroom Villas
Price from AED 3,400,000

Nestled within the prestigious area of Meydan in MBR City, Elie Saab Townhouses is a stunning project by OCTA Properties, G&Co and Fortune 5. Interested real estate buyers have the opportunity to choose from a collection of exquisite townhouses.



MAG 5 Boulevard, Dubai South

1,2 & 3 Bedroom Apartments
Price from AED 345,000

MAG 5 Dubai South is a perfect fusion of modern design and practical living. For those seeking a contemporary lifestyle, coupled with convenience and value within a thriving community.



Sustainable City Villas

3 & 4 Bedroom Villas
Price from AED 3,500,000

Home to 500 villas and 89 apartments, with a population of 2,700 residents, The Sustainable City has put into practice all the theories of social, economic and environmental sustainability in the built environment.



Creek Vista Reserve

1,2,3 & 4 Bedroom Apartments
Price from AED 850,000

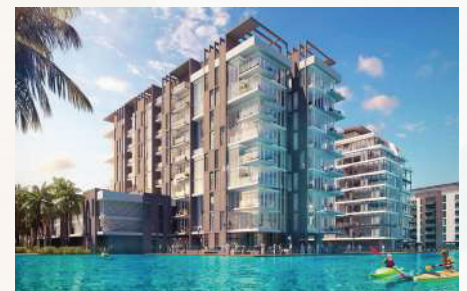
Part of Sobha Hartland, Creek Vista Reserve is a luxury residential complex in Dubai's Mohammad Bin Rashid City. Sobha Hartland comprises seventy thousand square meters of low-rise apartment buildings, townhouses and villas.



One Za'abeel, The Residences

1,2,3 & 4 Bedroom Ultra Luxury Apartments
Price from AED 3,900,000

Rising above the prestigious area of Za'abeel, One Za'abeel is an ultra-luxury 2-tower development by Kerzner International in partnership with Ithra Dubai. The first tower comprises 57 floors and is called The Residences.



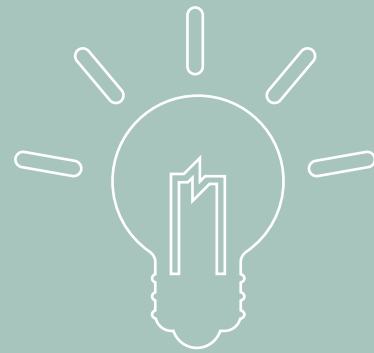
District One Residences

1, 2 & 3 Bedroom Apartments
Price from AED 1,100,000

District One Residences is a gated community of one, two and three bedroom apartments nestled amidst picturesque surroundings with world-class family-friendly amenities right at your doorstep.

To view additional properties, visit [sherwoodsproperty.com](https://www.sherwoodsproperty.com)

Top Tips for First Time Buyers



Whether you are considering purchasing for investment purposes or seeking to buy your very first home, property ownership can be both an exciting and rather frightening experience. Apart from being listed as one of life's most potentially stressful experiences, property purchase is also likely to be one of the largest single investments you will make during your lifetime.

In this article, we will aim to highlight some of the top tips which are likely to smooth your giddy path towards buying your first property. We will also draw attention to some of the common pitfalls and less obvious obstacles that may lie in your path. From planning your finances in advance and choosing your ideal property to due diligence and a common-sense approach, they are all contributing factors to your ultimate purchasing success.

APPRECIATING THAT MONEY STILL TALKS

While there are government-sponsored and assisted buying schemes available for UK residents, and in particular first-time buyers, as a general rule of thumb, the larger your deposit the easier your path to homeownership is likely to be. From personal savings to a little help from parents and family members, your own contribution will speak volumes when it comes to organising a mortgage or home loan.

Most mainstream property finance providers will be looking for a deposit of somewhere between 5 and 20 per cent of a property's total buying price and the larger your deposit the smaller your repayments will be. Saving is a key factor, even before you arrive at the buying process you may want to consider delaying homeownership whilst you "save yourself" into a more favourable buying position.

RECOGNISE THE IMPORTANCE OF KEEPING A CLEAR HEAD

Although the reality of property purchase equates to handling substantial sums of money, it is also loaded with the type of emotion which leads buyers to think with their hearts instead of their heads. It is all too easy for emotional buyers to become "attached" to their dream property and end up turning a blind eye to its serious faults, impracticalities of location, inflated values and much more. By keeping a clear head, applying practical common sense and realising that there will always be something better around the corner, you could be saving yourself a great deal of expense and disappointment further on down the road.

APPLY DUE DILIGENCE AND YET MORE DUE DILIGENCE

While the well-worn adage that "those who hesitate are lost" may ring true for many circumstances of life, you are best to discount any such notions when purchasing your first home. Take all the time you need to do your homework on both the type of property that is likely to best suit your needs and also while considering any possible contenders. You may find it helpful to draw up a "wish list" of both the features of your ideal property and the benefits of its location such as transport links, amenities and how close it is to your place of work.

Once you have made a shortlist of potential properties, don't be afraid to ask for extra visits and spend some time walking or driving around the area at different times of the day. Time the journey to work and experience the traffic conditions, see how far away the schools really are (if relevant) and make contact with some of the immediate neighbours. They may have more detailed insights concerning the property including any neighbour disputes or ongoing issues. You should never allow yourself to be pressured into making a buying decision because house purchase mistakes can be both costly and disappointing.



BENEFIT FROM ARRANGING A MORTGAGE IN PRINCIPLE

No mortgage broker or financial institution is going to provide you with the funds that you need to finance your first home before first ensuring that you have a potential property in place. Many will, however, offer a mortgage in principle for a specified period of time. One of the most obvious benefits of this arrangement is that you will be taking the “buying power” of the promised funds with you when making an offer to buy.

This scenario puts you in a commanding position as a potential buyer and will, more often than not, put you ahead of any competition. Furthermore, you will have the peace of mind which comes from knowing the limits of your property purchase budget when considering your ideal properties. Gaining a mortgage in principle could also save you a great deal of valuable time and disappointment while going through the motions of securing finance after you find your ideal home.

MAKE SAVINGS ON INCIDENTAL FEES

Mortgage fees, the costs of surveys and other professional property purchase expenses can run into thousands in virtually no time at all. By doing your own due diligence and putting off these fees until you are 100% certain that you have found your ideal home, you could save some considerable sums of money.

If you know a friendly builder or even someone who already has some property ownership experience under their belt, ask them along to view and gain their first impressions. By doing so, you could make some potential savings on wasted survey fees if they spot something related to the value that you may have otherwise missed.

Once the hallowed domain of licensed law companies, conveyancing is now handled by licensed practitioners who may not necessarily even be solicitors. In light of this, many companies now offer specialised conveyancing services at fixed prices, which are likely to be significantly lower than those charged by law firms. Thanks to house purchases generating such substantial sums of money, they also attract fees at virtually every stage of the buying process. By taking the time to “shop around” first-time property buyers have the potential to make substantial savings.

WORKING WITH THE PROPERTY EXPERTS

Here at Sherwoods Property, we bring together buyers, sellers and experts in every sphere of real estate. We only present you with properties that match your predefined buyer profile, and best of all, you will benefit from our wealth of international property experience which spans in excess of 25 years.

To make their property acquisition a smooth and hassle-free process. From mortgage lenders and experienced UK conveyancing solicitors to property management and our own wealth of real estate experience, you stand to benefit from all of them.



The UK Property Market in 2023

In 2023, the UK property market showed signs of both stability and resilience against ongoing challenges across various sectors. Overall, average UK house prices decreased by 1.4% over the year. England and Wales saw declines in house prices of 2.1% and 2.5%, respectively, while Scotland saw a 3.3% increase in the same period.

The UK's economic policy and resilience has ensured inflation is expected to reach the 2% target which has normalised mortgage rates. With the Labour Government, we can expect positive growth in the housing sector which is likely to increase demand for properties as well potential growth in the UK real estate market.



Investing in the UK real estate market in 2024 presents challenges and opportunities. One of the main challenges is the ongoing economic uncertainty, exacerbated by high inflation rates and interest rates, which have affected consumer spending and borrowing costs. As of 2023, the Bank of England's policy rate was at 5.25%, making mortgages more expensive and dampening housing demand. Furthermore, the office sector has struggled, with capital values declining by 5% due to changing work patterns and reduced demand for office space.

MOVING PAST THE CHALLENGES OF 2023

Despite these challenges, there are significant opportunities for investors. The residential and industrial real estate sectors have shown resilience, with modest capital value growth of 0.5% and 0.3%, respectively. The industrial sector continues to benefit from the e-commerce boom, increasing demand for logistics and warehousing facilities. Additionally, the UK government's commitment to infrastructure projects, such as the Northern Powerhouse and improvements in transport connectivity, presents opportunities for real estate development and investment in regional markets.

GROWTH THE NEW LABOUR GOVERNMENT

The election of a new Labour government under Sir Keir Starmer could significantly influence the UK real estate market. Several policy initiatives could positively impact the market. Labour's focus on increasing housing supply and improving affordability could lead to regulatory changes that streamline planning processes and incentivize the construction of affordable homes. Moreover, the party's commitment to investing in green energy and sustainable development aligns with the growing investor demand for environmentally friendly properties, potentially boosting the value of properties that meet these criteria.

FOREIGN INVESTMENT IN THE UK

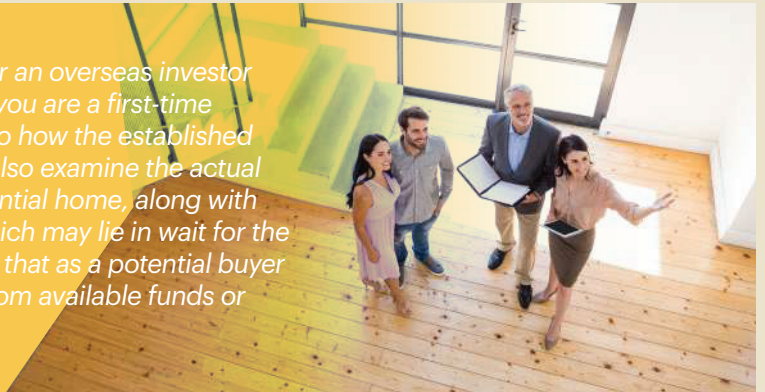
The UK's real estate market is not only attractive to domestic investors but also to international ones, thanks to its position as a global financial hub. The living sector, including build-to-rent and student housing, remains attractive due to the UK's growing population and chronic undersupply of housing. Sustainability is becoming a key focus, with investors increasingly seeking properties that meet environmental, social, and governance (ESG) criteria, aligning with global trends towards green and sustainable investments.



While the UK real estate market faces challenges from economic uncertainties and shifting demand patterns, the underlying fundamentals and government support provide a compelling investment opportunity. The resilience of specific sectors, combined with opportunities in infrastructure and sustainable development, position the UK real estate market as an attractive investment destination for those seeking long-term growth and diversification. The new Labour government's policies could further enhance these opportunities by fostering an environment conducive to growth and innovation in the real estate sector. The increase in FDI boosts the economy and improves the real estate market by increasing demand for commercial and residential properties.

Understanding the Acquisition and Property Finding Process

Acquiring property in the UK, either as a resident or an overseas investor may seem like a bewildering process, especially if you are a first-time buyer. In this article, we will take a detailed look into how the established system works both legally and practically. We will also examine the actual process of locating your ideal investment or residential home, along with highlighting some of the more common pitfalls which may lie in wait for the unwary. It goes almost without mention, of course, that as a potential buyer you will have already addressed financing either from available funds or through a reliable lending source.



1

LOCATING YOUR IDEAL PROPERTY

Dependent upon your predefined criteria, your property finding journey begins, of course, with seeking out those houses or apartments in a preferred area which also fall within your budget. While there are literally thousands of properties advertised for sale via the leading online resources, traditional estate agents (real estate brokers) are often a good place to source property in specific locales. Along with specialist property consultancies such as Sherwoods Property, these entities provide their clients with the benefit of a wealth of property acquisition experience.

2

RESEARCH, RESEARCH AND YET MORE RESEARCH

There is no doubt that a few days spent carrying out some due diligence have the potential to save numerous thousands of pounds and copious amounts of disappointment further down the property acquisition road. While legal experts and professional services, can indeed, also save you from some of the more insidious property acquisition pitfalls, carrying out your own research, either online or on location will also pay dividends in the long run.

3

IMPORTANT POINTS TO CONSIDER BEFORE YOU INITIATE THE PROPERTY ACQUISITION PHASES

Once you have decided upon purchasing a specific property, it is time to move forward to the acquisition phase. Before you begin, however, there are two important points you will need to consider. These are the UK money laundering laws and the tax implications of property purchase for both residents and overseas investors. Although the main implications of UK tax are likely to come into effect if you resell or generate rental income, it would be prudent to gain professional advice at the outset.

4

UK PROPERTY ACQUISITION AND ANTI-MONEY LAUNDERING LEGISLATION (AML)

Since April 1st of 2018, estate agents and other bodies entering into a business relationship, i.e. selling you a house or even putting forward an offer on your behalf, are required to carry out certain checks. In the main, these address verification of client ID and establishing (as far as is practically possible) that they are not, in fact, representing another individual or organisation. Money laundering protection is also an issue which will present later in the property acquisition journey when funds are exchanged through the UK's property exchange legal systems.

5

MAKING AN OFFER

When you are satisfied that a property fulfils your criteria, you will be ready to make an offer to buy. This more often than not, involves a certain amount of “courteous” negotiation where the buyer attempts to acquire the property below the asking price and the seller (vendor) “sticks it out”. This phase may involve more than one offer being flatly refused, before settling on a mutually beneficial compromise or agreeing to pay the full market price. This process is usually handled by the estate agent or property consultancy which, in effect, acts as a “go-between” for the buyer and the seller.

6

THE CONVEYANCING PHASE

Once both parties (buyer and vendor) are happy to proceed you will need to instruct a solicitor or specialist conveyancer to initiate the next phase. In effect, the conveyancing or legal processes part of the property acquisition falls into five specific phases which are pre-exchange, exchange, pre-completion, completion and post-completion. These progress one to the other as the criteria are fulfilled and they usually follow an estimated and pre-advised timeframe.

7

THE PRE-EXCHANGE PHASE

Once you are fully satisfied that a particular property meets your requirements and your offer to buy has been formally accepted, the agent will normally indicate that the property is, in fact, “sold Subject to contract”. While this doesn’t remove it from the agents listing, other potentially interested parties are now effectively blocked from making an offer.

During the pre-exchange phase, the conveyancer will carry out property searches, check for any restrictive covenants and liaise with the vendor’s solicitor, before generating a detailed report and inventory of the property. This is also the ideal time to instruct a surveyor to carry out a detailed structural survey, especially where older properties are concerned. In fact, in virtually all cases where lending such as a mortgage is to be secured against the property, a survey will be a prerequisite of the lender.

8

EXCHANGE OF CONTRACTS

When you are satisfied that there are no issues with the property, a date will be set for the completion which is the legal exchange of ownership. At this phase, you will pay a non-refundable deposit of ten per cent which will pass to the vendor via their solicitor and a legally binding agreement (contract) will be initiated. Purchasers should be aware that if either party withdraws after this point is reached, financial penalties will be incurred.

9

THE PRE-COMPLETION PHASE

During pre-completion, all the necessary legal documents will be finalised including, but not limited to, transfer deeds, mortgage deeds, lease deeds (where applicable) and a completion statement will be drawn up. The completion statement will confirm the amounts needed to complete the sale and include all the legal fees accrued in relation to the conveyancing process.

10

COMPLETION AND POST-COMPLETION

Once the balance of the sale price has been transferred and cleared, the seller’s solicitor sends confirmation to the buyer’s conveyancer and the keys are released to the new owner. During the post-completion phase, the purchaser’s solicitor will pay any due taxes and ensure that any lending is registered as a “first charge” against the property.

11

KEEPING YOUR ACQUISITION AND PROPERTY FINDING PROCESS SIMPLE

Here at Sherwoods Property, we match buyers with their ideal properties and we do it on a global scale. We also bring together all the resources which both domestic UK and overseas buyers need to make their property acquisition a smooth and hassle-free process. From mortgage lenders and experienced UK conveyancing solicitors to property management and our own wealth of real estate experience, you stand to benefit from all of them.

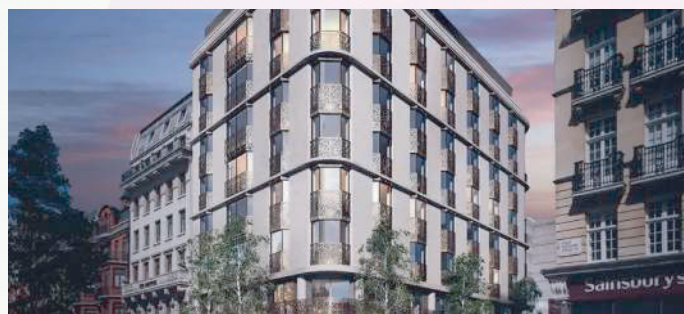
UK PROPERTY COLLECTION



Battersea Power Station – London

1, 2 & 3 Bedroom Apartments
Price £865,000

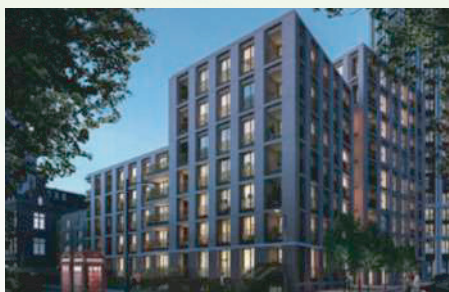
The iconic Grade II* listed building and surrounding area is being brought back to life as one of the most exciting and innovative mixed-use neighbourhoods in the world – a place for locals, tourists and residents to enjoy a unique blend of restaurants, shops, parks and cultural spaces.



W1 Place – London

1, 2 & 3 Bedroom Apartments
Price from £1,515,000

A place to call home, in an unparalleled location. W1 Place - your door onto one of London's great streets. This thoughtfully designed building is a welcome addition to the storied street and reflects the best of both areas while remaining authentic and unique. With spacious apartments, curated retail and a prime location, you are perfectly placed to enjoy all that London has to offer.



West End Gate

1, 2 & 3 Bedroom Apartments
Price from £800,000

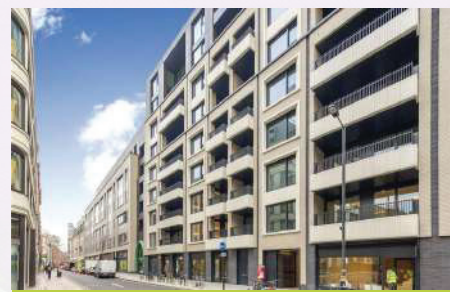
The Residences on Paddington Green occupies a prime position in the heart of London's West End. With Paddington Green on your doorstep and over 760 acres of parkland nearby at Hyde Park and Regent's Park, you are perfectly placed to enjoy the perks of central London without sacrificing open green spaces.



Silkstream

1, 2 & 3 Bedroom Apartments
Price from £415,000

A new parkland neighbourhood where residences within elegant pavilions are surrounded by a unique, curated assembly of landscapes. Elevated private gardens, a 175 metre oxbow lake and a 1.5-acre park, all embraced by the nearby Silk Stream – the inspiration for its name.



507 Rathbone Square

3 Bedroom Apartment
Price from £2,450,000

Rathbone Square offers a unique opportunity to experience innermost London. The place is situated in heart of Fitzrovia minutes away from range of popular restaurants shops on Oxford and Regents Street. Rathbone Place offers to the residence 24/7 concierge, gym/spa, swimming pool, business lounge and wine cellar.



Marylebone Square

1 + study, 2 & 3 Bedroom Apartments
Price from £5,060,000

With its full city block setting, Marylebone Square is a rare chance to develop a bold and beautiful building on a piece of prime, storied real estate in a district rich in culture and history. Bound by Aybrook, Moxon, Cramer and St. Vincent Streets, Marylebone Square is reintroducing a long-lost local street pattern to the area.



Coda Residences SW11

1, 2 & 3 Bedroom Apartments
Price from £775,000

Coda will create a vibrant community between one of the world's most celebrated dance institutions and the residents above. The building, designed by the renowned Patil Taylor Architects, is poised to become a new landmark for this fast-evolving district of central London.



TCRW SOHO

1, 2 & 3 Bedroom Apartments
Price from £1,260,000

TCRW SOHO comprises highly specified studio, 1, 2 & 3 bedroom apartments and magnificent penthouse collection arranged in two architecturally striking buildings. The development fronts Oxford Street and is located within 1 minute of the new Tottenham Court Road Elizabeth Line station.

To view additional properties, visit [sherwoodsproperty.com](https://www.sherwoodsproperty.com)



Downe House, Cobham, Surrey

7 Bedrooms, 6 Bathrooms
Price £5,950,000

Set amongst glorious south westerly facing gardens, this brand new family home extends to over 8,000 sq. ft cleverly created by Park Lane Developments, utilising their outstanding specification entwined with a number of bespoke features. A whole host of Private schools are right on your doorstep, including the ACS Cobham International school, Reed's, Feltonfleet, Notre Dame and Danes Hill. Cobham's village facilities are just moments away.



Foresters, Oxshott, Surrey

5 Bedrooms, 4 Bathrooms
Price from £4,500,000

This substantial family home is set amongst glorious southerly facing gardens in excess of 0.6 of an acre backing onto farm land with views towards Prince's Coverts. Our clients have sympathetically enlarged the footprint over recent times to provide fantastic lateral entertaining spaces, all arranged over two floors. The intimate attention to detail is exceptional, just ideal for dynamic family living. The wine cellar caters for wine connoisseurs' requirements.



Birchwood, Walton-on-Thames, Surrey

7 Bedrooms, 8 Bathrooms
Price from £7,250,000

Nestled amongst a westerly facing half acre plot, natural light will be captured across key areas further illustrating the thoughtful and timeless specification approaching 9,000 sq. ft. Arranged over three floors, the configuration is impressive providing tremendous lateral, free-flowing and fluid spaces ideal for family living. At this stage there is still an opportunity to personalise key areas.



Plot 2, Walton-on-Thames, Surrey

5 Bedrooms, 5 Bathrooms
Price £4,250,000

An exciting opportunity to purchase a brand new Claremont By Design home on this Westerly facing plot in excess of a third of an acre with an anticipated completion December 2025. Clearly at this stage of the build programme there are opportunities to personalise if required and potential stamp duty saving. Indicative photographs and computer generated images illustrated.



Knockdara, St George's Hill, Weybridge, Surrey

6 Bedroom, 8 Bathrooms
Price £25,000,000

Set amongst this glorious secluded and southerly facing setting, in excess of 1.5 acres, this stunning and elegant family home was built by Heritage, utilising their intimate and timeless specification - simply one of the best houses on St George's Hill.



Langton House, The Mount, Headley, Hampshire

5 Bedrooms, 4 Bathrooms
Price from £2,500,000

This beautifully preserved home, with its timeless stone façade and exposed timber frame, is approached via a sweeping gravel driveway with double garage, offering an impressive introduction to a residence rich in character. Surrounded by stunning gardens, this home, together with its charming cottage, provides a peaceful retreat for anyone seeking a serene rural lifestyle, yet close to good local amenities.

To view additional properties, visit sherwoodsproperty.com

Why Invest in the London Property Market?

Investing in the London property market in 2024 offers many compelling reasons, driven by the city's robust economic fundamentals, global appeal, and innovative growth strategies. As a leading financial hub, London attracts domestic and international investors seeking stable returns and capital appreciation.

The city's property market is underpinned by a diverse economy and a resilient labor market, with unemployment rates consistently below the national average. These factors contribute to a steady demand for residential and commercial properties.

AN OWNER'S MARKET: LONDON'S LIMITED SUPPLY

The housing sector in London remains attractive due to a chronic undersupply of homes relative to demand, which supports long-term price growth. Despite broader economic challenges, London has consistently demonstrated its ability to weather market fluctuations. Recent government initiatives under the new Labour government aim to address housing shortages by accelerating construction and offering incentives for affordable housing projects. These measures are expected to enhance market stability and create opportunities for investors seeking to enter or expand within the market.

A GLOBAL HUB OF TOURISM AND TRAVEL

London's property market also benefits from its global status as a cultural and business destination, attracting diverse tenants, from students to professionals. The city's extensive transport network, including upcoming enhancements like the Crossrail project, further increases the accessibility and desirability of properties in both central and outer boroughs. Additionally, with critical areas undergoing significant regeneration, such as Stratford and Battersea, active investors can benefit from the potential for substantial returns.



SUSTAINABILITY FOCUS

Sustainability and technological advancements are increasingly significant in London's property market. Investors are finding value in properties that align with environmental, social, and governance (ESG) criteria as demand for eco-friendly buildings continues to rise. The city's strong commitment to reducing carbon emissions and fostering green initiatives reassures investors about the sustainability of their investment, potentially increasing their market value.

London's property market offers a promising investment landscape of resilience, opportunity, and innovation. The market is well-positioned for growth with supportive government policies, ongoing infrastructure developments, and a focus on sustainability. Investors seeking long-term capital appreciation and steady rental yields will find London an attractive and rewarding destination.

Building Partnerships in Property.

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