

# NEWS

Operating across The South

Property Sales | Lettings | Management

*“Across the region we have recently sold and let a record number of houses!!”*

Property agents across the country have been reporting a record period of activity since the government launched the #keepthecountrymoving campaign. This has certainly been reflected in our activity here at The Country House Company as we continue to experience an exceptional demand for houses both for sale and rent.

Within the South Downs area, we have succeeded in letting a cottage in Frogmore without it even being marketed and a house in East Meon went under offer within 5 days of launch. In West Meon a family home was let on the first day of viewing and the property for sale in Doctor's Lane, West Meon also received

offers on the first day. There have been similar transactions throughout the territory including in Hambledon, Petersfield, Meonstoke, Hawkley, Privett, Bishops Waltham, Soberton, Ropley, Exton and across to Midhurst, Selham, Petworth, Wisborough Green and other villages in West Sussex.

The levels of demand and activity continue. Whilst the possibility of further restrictions due to COVID-19 loom, families are reassessing their situations and racing to the country for a change in lifestyle. As the stamp duty holiday continues now is a good time to buy, sell or let at all levels.

*So, if you have a property you are considering selling or renting or are just exploring your options please call Kate Morton, Head of Lettings or Kate Porter, Head of Sales on 023 92 632275*



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*We are really grateful for all you have done for us. We appreciate the pragmatic, friendly approach and the consistent support that was given at all times, even throughout the uncharted times of Covid -19.*

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*“In these changing and unpredictable times, we are here; constant, informed and reliable, to support you.”*

**Here, in a few words, is how The Country House Company can help you right now...**

- Safe and efficient procedures in place; In line with Covid-19 regulations.
- Professional advice; We are qualified and governed by ARLA Propertymark.
- Adapted working procedures; Have been put in place to enable the whole team

to work together to provide a full service to all clients.

- Latest Information on changing regulations; Including legal, financial and Covid-19.
- Continued full management service; We have adapted systems in line with current regulations to ensure that management visits, safety checks and repairs are still carried out.

*There are many more ways we can help.*

*We are aware that everyone has unique concerns and challenges as a result of this crisis so please be assured, we are here to work with you to find the right solution for you.*



## Short term lets

*If you have a holiday cottage or Airbnb that is currently unoccupied, we can help you explore the options for letting it on a short term basis.*

We have a number of applicants considering living in the Meon Valley area but not necessarily long term. Their circumstances vary; we have applicants who are looking to have an option of a country base if restrictions continue through the winter, and we have others who simply want to test living in an area without having to stay for a year. Then there are many local applicants who are either having work done on their home or for family reasons have to make a quick, and not necessarily long term, move.

*So, if you have a property that may be suitable for short term rental why not grab the moment and call Kate Morton now on 023 92 632275.*

In these ever changing times, a short term let could be the solution for those seeking such flexibility. If you have a property usually booked for holiday lets or is empty and you are not sure about letting it on a long term basis, then one or two short term lets over the winter period would ensure it was looked after and income-generating, without a permanent commitment.

Here at The Country House Company we are aware that properties and circumstances are different. Our broad base of knowledge and experience combined with our professional training in lettings, both short and long term, means we can guide you through the process making it easy and compliant.



## Legislation update

### Temporary changes to Section 21 Notice

Please note that there has been a further change to the legislation surrounding Section 21's and the process of repossession.

Notice periods have been temporarily extended as a result of the current Covid situation. To be clear if you issue a Section 21 to a tenant after **26th August**, it must be for a **minimum period of 6 months**.

It is also worth noting that courts in England and Wales have reopened to hear possession hearings as of 21st September. This means that courts will begin to hear cases against those who have not paid rent or are guilty of unacceptable behaviour.

**However**, landlords should be aware that even with the introduction of ten new Nightingale courts, recently introduced to assist with the backlog of cases, there are still delays with hearings. Landlords should bear in mind that the eviction system is now more complex; landlords seeking to repossess a property through the courts due to rent arrears are now required to provide information relating to the effect of Covid on the tenant.

It is all the more important during these ever changing and complicated times that landlords follow professional advice. The team at The Country House Company are regulated by ARLA Propertymark and professionally qualified to give you the necessary advice and keep you aware of changes in legislation.

*If you have any concerns regarding tenancies please call Kate Morton on 023 92 632275 or email [kate@countryhousecompany.co.uk](mailto:kate@countryhousecompany.co.uk)*



*The experts you can trust*

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02392 632 275  
[info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)  
[countryhousecompany.co.uk](http://countryhousecompany.co.uk)