

# THE COUNTRY HOUSE COMPANY

Sales | Lettings | Management

## NEWS

Operating across The South

Property Sales | Lettings | Management

### Buying or selling in a dynamic market

- Be prepared
- Establish an open and honest relationship with an agent you know you can trust

Prior to early 2020, the housing market was influenced by various economic and political factors, making it generally consistent during this period but without much impetus.

However, the past year has seen a dramatic change brought about by the reaction to the pandemic. The reaction has been a change in attitude to lifestyle and working regime. Options on work environment combined with a marked emphasis on the benefits of living in a more rural environment has created enhanced buying and selling opportunities across the South.

The reaction to the events and advice of the past year has

'opened the floodgates' and we suspect that the desire to move to the country will continue for the foreseeable future.

And so, to buy or sell in such a dynamic environment our main advice is to be prepared and establish an open and honest relationship with an agent you know you can trust. Be prepared by gathering as much information as you can on the house, its workings and history.

Be guided by your agent; transactions will take longer during such a busy time but experienced agents will expertly manage the expectations of both parties and keep everyone informed of the process. Keep communication channels open throughout and react to requests for information as quickly and as comprehensively as possible.

**For full advice on buying and selling please contact Kate Porter on 02392 632275 or email [Katep@countryhousecompany.co.uk](mailto:Katep@countryhousecompany.co.uk)**



TO LET

Enborne £8,500 pcm excl inc gardening



FOR SALE

Buriton GP £475,000

“

*We used the Country House Company as agents on recommendation and have not been disappointed. The staff have been a pleasure to deal with, helpful throughout the whole process, extremely professional and we would have no hesitation in similarly recommending them to others.*

”

### Legislation update for landlords

#### Further extension to ban on evictions in England

On 10 March 2021, the Housing Secretary announced a further extension to the ban on bailiff-enforced evictions and the requirement for landlords to provide six-month notice periods to tenants before they evict, the new extension will now be in place until 31 May 2021.

#### Eviction exemptions

Exemptions remain in place for the most serious circumstances that cause the greatest strain on landlords as well as other residents and neighbours, these include:

- illegal occupation
- false statement
- anti-social behaviour
- unoccupied following the death of a tenant
- extreme rent arrears

**If you have any queries on the above or wish to discuss a tenancy please contact Kate Morton on 02392 632275**

#### Notice periods

The requirement for landlords to provide six-month notice periods to tenants before they evict will also be extended until at least 31 May 2021, meaning that most renters now served notice can stay in the property until at least December 2021.

#### Financial support for tenants

Councils also have access to an existing £180 million of funding through Discretionary Housing Payments which can be distributed to renters to support them with their housing costs.

#### Court proceedings

The Court rules and procedures introduced in September 2020 will remain in place and regularly reviewed.



TO LET

East Harting £3,000 pcm excl



FOR SALE

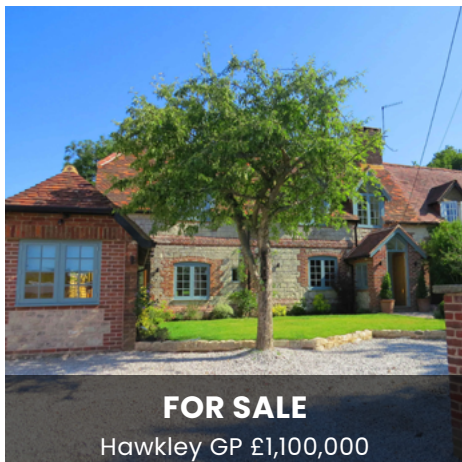
Hambledon GP £1,500,000

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Properties  
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*The experts you can trust*

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