

Property in Guernsey



Visitors to Guernsey are often surprised by the broad and varied spectrum of properties across its 10 parishes. From coast and country locations boasting traditional dwellings to modern town apartments and new-builds, you're sure to find your dream island home.

The island also adopts a unique and pragmatic approach to property, making both buying or renting a relatively quick and painless process.

Whatever your circumstances, remember to get in touch with Locate Guernsey to discuss your individual needs.

Location

Moving to Guernsey doesn't mean that you have to compromise on space or lifestyle.

Although it's only 25 miles square, the island's diverse and stunning landscape means that, whether you're after a coastal setting or a rural retreat, a change of scene is only a short drive away.

Many are attracted to the hustle and bustle of St Peter Port with its beautiful marina and cosmopolitan buzz. With modern, spacious apartments overlooking the islands of Sark and Herm, it's a great option if you're looking for a property with minimal maintenance.

If a more rural family retreat is up your street, parishes such as St Andrew's, Castel and Torteval house beautiful rambling cottages nestled in idyllic valleys where more space and a slower pace of life can be found.

St Martin's strikes the balance between rural and urban, offering a unique blend of cosy coastal cottages, period townhouses and tasteful new-builds. With its proximity to local amenities, strong sense of community and spectacular clifftop views, it's easy to see why this is one of the most popular parishes.

Local and Open Markets

Guernsey has a two-tier property structure that applies to both rental and sales properties:

 **Local Market** is available for local residents and employment permit holders;

 **Open Market** is for any families, businesses and individuals arriving from the UK or overseas.

Approximately 7% of Guernsey's properties, around 1,600, are on Guernsey's Open Market Register. They can be found all across the Island.

“THE ISLAND ADOPTS A UNIQUE AND PRAGMATIC APPROACH TO PROPERTY”

Open Market property prices do tend to be higher than Local Market but if you have a UK or EU passport you're free to rent or buy straight away.

The advantage of buying or renting an Open Market property is that you are free to work for any employer, for any length of time – it's flexible and you are not reliant on a time-limited employment permit that employers apply for and secure for specific roles.

Renting

If you're looking to weigh up your options before you buy, renting is a good option.

Guernsey's numerous estate agents will be able to show

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you the latest properties available and you can view properties online before you arrive. Many agents can also send you alerts with new property details.

Whether you're renting on the Open or Local Market, you'll need to supply the following documents. Having these to hand will mean you can move quickly to secure your preferred home:

-  Original photo ID.
-  Utility bill proof of previous address.
-  Name/address of a previous landlord for a reference.
-  Personal referee.
-  Bank account details for a credit check.
-  Date for rental lease to start.
-  Certificate or employment permit online for Local Market rentals.

Buying

If you're looking to buy straight away, it's a good idea to meet with several estate agents to get an idea of the range of properties available on both Local and Open Markets.

The process for buying properties on the island is refreshingly straightforward and comparatively quick. The whole procedure, from instructing your advocate to completion, takes approximately four weeks and contracts can be passed more quickly in urgent cases.

Fees

The sale price of a property is usually split between the land, including its buildings, and its contents. You'll also need to budget for the following fees when considering your property purchase:

-  **Document Duty:** This starts at 2.25%, rising in steps to 4.5% up to £2,000,000. From there, it's a flat 5.5% on the difference of any amount over £2,000,000.
-  **Legal Fees:** It's important to get a quote from your advisor from the start as these fees are dependent

on the complexity of the transaction and property value. They are charged as a percentage of the purchase price and will be around 0.75%.

-  **Court and Greffe Fees:** On completion day, you'll need to attend the Royal Court with your advocate before you're handed the keys to your new property. Conveyancing court charges tend to be in the region of £200.
-  **Survey Costs:** These are quoted on a case-by-case basis.

“THANKS TO GUERNSEY’S LOW CRIME RATE, INSURANCE COSTS ARE LOW”

Utilities

Connecting with utility suppliers is fairly easy and you can usually visit the various websites to download the relevant forms. However, it's a good idea to give them as much notice as possible.

Some key utility suppliers are listed below:

Guernsey Water www.water.gg

Guernsey Electricity www.electricity.gg

Telecoms – JT www.jtglobal.com

Telecoms – Sure web.sure.com/guernsey

Guernsey doesn't have a council tax system in place. There is Tax on Real Property (TRP) and parish rates but these are very low compared to rates in the UK.

Thanks to Guernsey's low crime rate, insurance costs are pretty low. The island has several insurance specialists who can help with home and contents insurance.

Contact Locate Guernsey for more advice on securing your dream property.

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