

Open Market Property

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

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 a very popular parish.

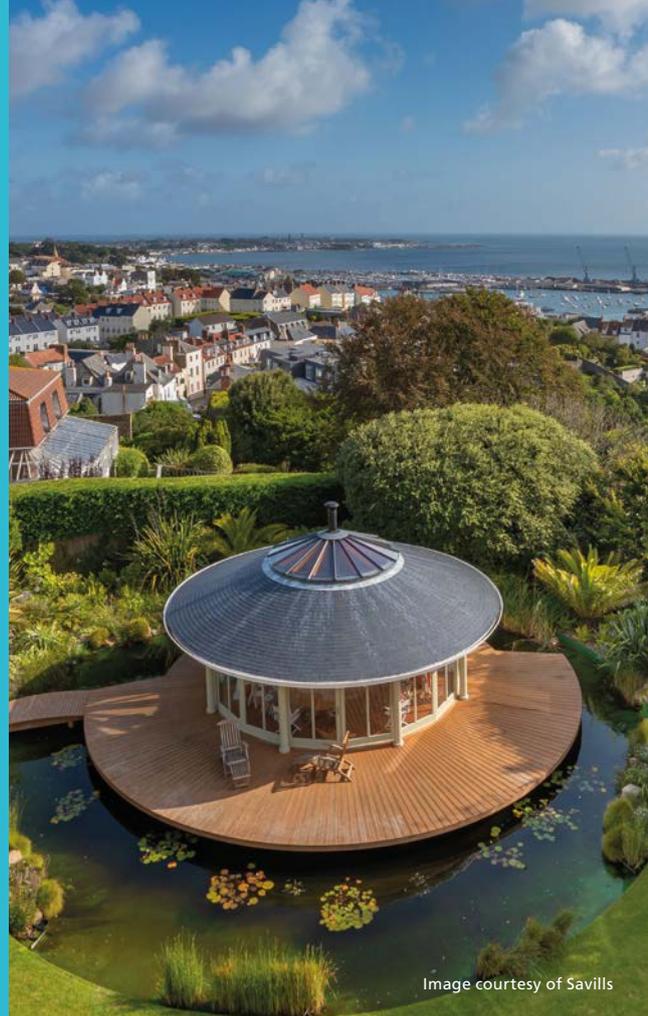


Image courtesy of Savills

Guernsey's property market

For those who are considering relocation to this diverse and stunning island, it is important to know that Guernsey has two property markets, the [Open Market](#) and the [Local Market](#).

[Open Market](#) properties may be occupied by any individual or family holding UK passports, or nationals of other countries who have achieved Indefinite Leave to Remain in the UK. Non-UK passport holders who have been granted an Investor Visa or an Entrepreneur Visa may also live in an Open Market property.

For those holding a UK passport or with Right of Abode in the UK, there is no minimum income requirement to gain residency in Guernsey. [The simple fact of occupying an Open Market Part A home gives you and your family the right to live and work in the island indefinitely.](#) Open Market Part A residents holding UK passports or Right of Abode in the UK are free to work for any employer, for any length of time and are not reliant on a time-limited employment permit.

Non-UK passport holders are however subject to any requirements tied to their immigration clearance, both in terms of their employment and also (in the case of Investor and Entrepreneur visa holders) in respect of a minimum investment requirement. Please speak to the team at Locate Guernsey for further information.

Approximately 7% of Guernsey's properties (around 1,600) are on Guernsey's Open Market Register. They can be found all across the Island and are available to rent or purchase. However, Open Market property prices do tend to be higher than Local Market prices.

[Local Market](#) properties are available for local residents and employment permit holders. If you are recruited to work on the island and your employment is deemed to be "essential" then your employer may apply for an employment permit which would allow you to live in a Local Market property.

Whatever your circumstances, please contact Locate Guernsey to discuss your individual needs – we would be happy to provide further information about the island's property markets.

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. Local independent property finders can also search on your behalf if you are short of time.

The process for buying property 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 (realty), and its contents. You'll also need to budget for the following fees when purchasing property:

- **Document Duty:** This is payable on every conveyance registered at the Greffe by the party acquiring the property. It is calculated on the value of the realty but not the contents. The usual split for property is 97.5% realty and 2.5% contents. Document Duty starts at 2.25% rising in steps to 4.5% on values up to £2,000,000. From there it's a flat 5.5% on amounts over £2,000,000. Several of the local law firms have Document Duty calculators available on their websites so that you can see at a glance how much the duty will be on any property you are considering buying.
- **Legal Fees:** It's important to get a quote from your advocate at the start as these fees are dependent on the complexity of the transaction and the property value. It's also worth remembering that you get what you pay for and that it is not always a good idea to take the cheapest option when it comes to something as important as conveyancing.
- **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. These fees tend to be in the region of £300.

- **Survey Costs:** These are quoted on a case-by-case basis.

Please contact Locate Guernsey if you would like to obtain lists of local estate agents, advocates, property finders and surveyors.

Renting

If you're looking to consider your options before you buy and get to know which part of the island you would prefer to live in, renting first is a good solution.

Guernsey's numerous estate agents will be able to show 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 providing proof of previous address
- Name/address of a previous landlord for a reference
- Name/address of a Personal Referee
- Bank account details for a credit check
- Desired Lease start date
- For Local Market rentals, a copy of your Resident's Certificate or Employment Permit



Image courtesy of Livingroom

Utilities and other costs

It is easy to connect with local utility suppliers (although we only have one electricity and one water supplier) and forms are available to download on their websites. However, it's a good idea to give them as much notice as possible, especially for the installation of telephone lines and broadband.

Some key utility suppliers are listed below:

Guernsey Water www.water.gg

Guernsey Electricity www.electricity.gg

Telecoms – Sure www.sure.com/guernsey

Telecoms – JT www.jtglobal.com

Guernsey residents are also required to pay a local tax called Tax on Real Property (TRP) as well as local Parish Rates for community services. However these are very modest especially when compared to the equivalent tax in the UK (Council Tax).

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

Contact Locate Guernsey for more advice on living in Guernsey and for lists of local service providers.

To start your journey, call the Locate Guernsey team

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