APRIL 2024
NEWSLETTER

CASTLEDENE GROUP

News from The Castledene Group April 2024

Dear valued clients and friends,

We hope this newsletter finds you well and that you've had a wonderful start to the new year. As we enter into the spring season, we wanted to bring you the latest updates and insights from the North East's real estate market.

Acquisition of Jill Moore Select Properties

Earlier this month, The Castledene Group announced its acquisition of Jill Moore Select Properties. Founded in 2005, the agency is well-known for selling most of Washington's high-value properties and has become a trusted name in Washington's property market. This acquisition extends Castledene's presence in the region and enhances the group's service offerings.

Jill Moore SELECT PROPERTIES

Best Places To Live in the North East Revealed

The latest Best Places to Live 2024 guide from The Times ranked some of the North East's most desirable locations, including Whitley Bay, Heaton and Yorkshire. These locations were all ranked highly for affordability, quality of life, amenities, and transportation access, making them ideal spots for potential buyers or renters seeking to relocate to the region. With Castledene's 11 branches across the North East, we have the office that is suited to your buying or renting needs.

SIGNATURE COLLECTION HOLBROOK & CO WYNYARD ESTATE AGENTS

Launch of Holbrook & Co. Signature Collection in Wynyard

Holbrook & Co. recently launched a specialist property arm servicing exclusive neighbourhoods in and around Wynyard Village. If you are looking to sell your home in Wynyard, call 01740 498 114 for a no obligation appraisal. To learn more, visit Holbrook & Co.'s website.

Find the local branch for you at www.thecastledenegroup.com

APRIL 2024

NEWSLETTER

CASTLEDENE GROUP

Now Is the Time to Invest in Buy-To-Let Properties

With its high cost of living and the increase in remote working, many renters are looking further afield from down south and moving further north. The rise in demand for properties here coupled with the potential returns on investment mean now could be the ideal time to invest in buy-to-let properties. The region presents attractive opportunities for property investors looking to expand their portfolios and capitalise on our region’s growth potential.

The Comeback of Buy-to-Let Investments

After facing challenges in recent years, the buy-to-let market is experiencing a resurgence in 2024, particularly in the North East. Affordability and consistent rental demand, along with improvements in North East infrastructure, have all helped drive demand in the North East’s rental market. Along with more favourable interest rates and rising property prices, investing in 2024 could allow investors to benefit from any upward trends in property prices while still enjoying relatively lower entry costs compared to other areas.

Top Rental Yields in the North East

In addition to the high demand and rising rents, the North East boasts an impressive record when it comes to rental yields. Our region claims five of the top twelve slots for the best rental yields in the country, including Gateshead, South Tyneside, Hartlepool, County Durham, and Sunderland where return yields of 9% per annum can be achieved. For investors seeking strong returns on their investments, these locations offer a compelling investment proposition. With rental yields consistently outperforming many other regions, it's evident that the North East is not just a desirable place to live but also a lucrative market for property investment.

red hot SALES & LETTINGS | GORDON LAMB | Hegartys SALES & LETTINGS | JW James Winn Estate Agents | HOLBROOK & CO SALES & LETTINGS | Jill Moore SELECT PROPERTIES

APRIL 2024 NEWSLETTER

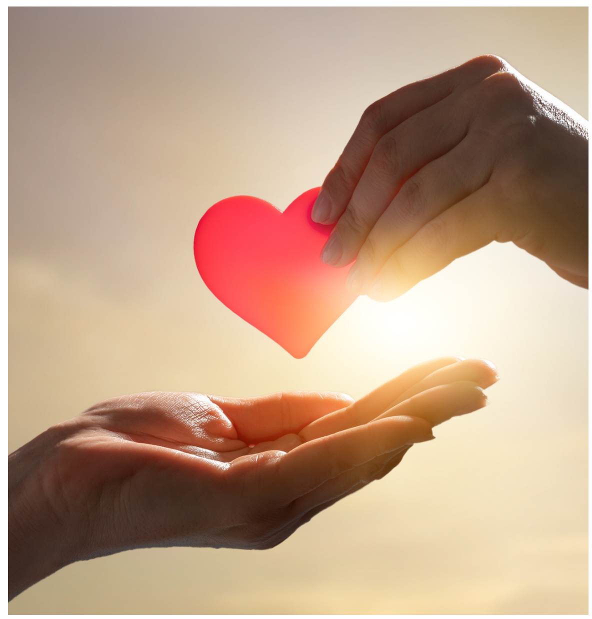
CASTLEDENE GROUP

House Prices Continue to Increase in the North East

The latest data from Natwest, Halifax and the ONS indicates a consistent upward trend in house prices, marking the fifth consecutive month of increase in the North East. Factors such as lower interest rates, heightened demand for larger properties, and a desire for more space are contributing to this surge.

2024 Charity Spotlight: Bereavement Unit at Queen Elizabeth Hospital

We are proud to announce our support for the Bereavement Unit at Queen Elizabeth Hospital in Gateshead. This unit plays an essential role in providing support and comfort to families who have experienced the painful loss of a child and relies heavily on public donations. We are dedicated to contributing to their efforts and making a positive impact on the lives of those in need. Donations can be made via JustGiving by clicking here.



As always, we are here to serve you with all your property needs. Whether you're looking to buy, sell, or simply want to stay informed about the market, our team is ready to assist you every step of the way.
Thank you for choosing The Castledene Group for your property needs.

We look forward to a successful season ahead and wish you success and happiness in the months ahead.

With warm regards,

The Castledene Group

red hot SALES & LETTINGS | GORDON LAMB | Hegartys SALES & LETTINGS | JW James Winn Estate Agents | HOLBROOK & CO SALES & LETTINGS | Jill Moore SELECT PROPERTIES