



PERSPECTIVE

NORTHAMPTON

The property market
from our perspective

Carter Jonas

MARKET UPDATE



**WITHIN AN HOUR
COMMUTE OF LONDON,
NORTHAMPTON
IS ONE OF THE MOST
AFFORDABLE PLACES
TO LIVE**

The Northampton property market is outperforming many other areas of the UK, and there is a great amount of regeneration and investment in the area, says Carter Jonas Partner Ian Cattle.

The residential sales market in Northampton continues to perform very well, escaping the impact that has been felt elsewhere in the country since Brexit. With the General Election almost upon us, it is natural to consider the possible ramifications it could have on the market. However, after three consecutive years of a changing political landscape, property has proved to be inherently resilient and consumer sentiment has shown that we are in a robust position to withstand any ongoing impact from parliamentary uncertainty.

There is a lack of stock in the market, which is driving prices and activity. 4-5 bedroom properties in the £500,000-£750,000 price range are performing particularly well – whether that's in the town or villages. Houses in this price range are popular with a wide range of buyers, from couples in their late 30s to those of retirement age. The area of the market that is still quite tricky is around the £1.5-£2m price mark, and we believe that this is down to the stamp duty changes in 2014.

AFFORDABILITY AND A STRONG ECONOMY

£500,000 gets you a lot in Northampton, whether that's a charming thatched cottage, a beautiful barn conversion or a detached family house. If you analyse the towns and cities within an hour commute of London, you will find that Northampton is one of the most affordable places to live. That's why, we see a ripple effect from London – buyers move out here to get more for their money, while still being able to commute into the capital. The economy is very strong in

Northampton. The signs are there in the number of commercial units being taken and the amount of development in the town centre – from the new university campus and cultural quarter to the re-developed train station. With access to the M1 and its many train links, Northampton sits mid-way between London and Birmingham. From a transport perspective, it is perfectly located.

RESIDENTIAL DEVELOPMENT

The amount of regeneration and investment in Northampton is reflected in the amount of new build too. Carter Jonas works with national house builders and smaller niche developers. There's a ready demand for high-quality niche developments in Northamptonshire, whether they are in the town or villages. With a small development, buyers can get involved at the build stage and choose their own finishes, sometimes even being able to move walls if the developer is in agreement. In this way, people can get close to having their own 'grand design'. Last year we released a site of three houses in Harpole between £795,000-£850,000 – all were reserved on the same weekend at the full asking price. We have also been marketing two sites in Crick; five family houses in total were released, priced between £380,000-£900,000, and all were sold before completion.

LOOKING FORWARD

We expect demand in Northamptonshire to continue to increase because of its affordability, and we believe that prices will rise throughout the county this year because of a lack of stock. The spring, summer and early autumn months are generally the best time of year to market property, and this is especially true now, when demand is outstripping supply – if you place your property on the market, there is less for it to compete with.

FOR SALE

Geddington, Northamptonshire

A Grade II listed former school, comprehensively renovated and finished to an exceptionally high specification.

Guide price £950,000





FOR SALE

[Flore](#)

A beautifully presented detached stone-built family home in a highly sought-after village.
Guide price £1,400,000



FOR SALE

[Cosgrove](#)

A well-situated barn conversion standing in approximately 14 acres in a private setting.
Guide price £1,950,000



FOR SALE

[Hunsbury Meadows](#)

A spacious family home constructed by David Wilson Homes situated on the edge of town.
Guide price £425,000



SOLD

[Abington](#)

A substantial Edwardian family home with many character features and views over Abington Park.
Guide price £565,000



SOLD

[Moulton](#)

A refurbished Grade II listed thatched cottage retaining many original features.
Guide price £439,000



SOLD

[Hannington](#)

An individual contemporary family home with wonderful entertaining areas.
Guide price £865,000



SOLD

[Bugbrooke](#)

A beautifully presented family home offering generous accommodation.
Guide price £745,000



SOLD

[Great Billing](#)

A substantial detached stone family home situated within landscaped gardens on a private road.
Guide price £525,000



SOLD

[Boughton](#)

A stunning family home which has been refurbished to provide luxurious accommodation.
Guide price £1,350,000



SOLD

[Brixworth](#)

A spacious extended David Wilson family home occupying a corner plot with good-sized gardens.
Guide price **£410,000**



SOLD

[Abington](#)

A beautifully presented family home situated within walking distance of Abington Park.
Guide price **£487,500**



UNDER OFFER

[Podington](#)

An outstanding Grade II listed detached village home within a stunning location.
Prices from **£960,000**



UNDER OFFER

[Brigstock](#)

A Grade II listed former rectory, standing in mature grounds with an additional building.
Guide price **£745,000**



UNDER OFFER

[Woodford](#)

A charming Grade II listed detached 4 bedroom cottage dating to the 18th century.
Guide price **£425,000**



SOLD

[Hanging Houghton](#)

A modern country home built for the discerning buyer with high quality accommodation.
Prices from **£595,000**



SOLD

[Courteenhall](#)

A beautiful Grade II listed Georgian former rectory sitting in magnificent grounds.
Guide price **£2,000,000**



SOLD

[Stoke Bruerne](#)

An immaculately presented barn conversion with excellent communication links to London.
Guide price **£695,000**



FOR SALE

[Boughton](#)

A beautifully presented family home situated in one of Northamptonshire's most popular villages.
Guide price **£1,050,000**

FACTS, THOUGHTS & FIGURES



£634,007

Average house price achieved

Source: Carter Jonas Northampton data 2017



15

Members of staff in the Northampton office



Properties sold per day

Source: Carter Jonas Northampton data 2017



5

5-star Google review

Source: Google



Many thanks to the Carter Jonas Northampton team. Professional, friendly, great communication skills, combined with local knowledge, has helped to make the house sale virtually stress-free. We would have no hesitation in recommending family and friends to use Carter Jonas Northampton as their estate agent. [Mrs H - Vendor](#)

Very professional throughout. I dealt with Richard, who was eager to chase the vendors and happy to help with the couple of issues that arose. [Mr D - Buyer](#)

From start to finish, Carter Jonas provided excellent service. Would definitely use if moving house again in the future. Highly recommended. [Mr & Mrs H - Vendor](#)

24 HOURS IN NORTHAMPTON

A great way to start the day is having breakfast at Beckworth Emporium, a contemporary garden and food emporium with an award-winning restaurant, followed by a spot of shopping on St Giles' Street in the town, which was voted Britain's Best High Street in 2015.

For a nice lunch in a quintessential thatched pub, The Folly Inn at Towcester is a great choice, located on the A5 opposite Towcester Racecourse. On a Saturday afternoon, catch a game of premiership rugby at Franklin's Gardens, the home of Northamptonshire Saints, or enjoy a family walk or cycle around Pitsford Reservoir.

Round the day off with a hearty meal at The Church restaurant, followed by a show at the Royal & Derngate Theatre or a film at the Errol Flynn Cinema, both situated in Northampton's Cultural Quarter.

Ian Cattle

Partner, Residential Sales

£38,674,400

TOTAL VALUE OF PROPERTY BROUGHT TO THE MARKET*

£2,500,000

HIGHEST PRICE ACHIEVED*

£599,000

AVERAGE EXCHANGE PRICE IN THE NORTHAMPTON
OFFICE BETWEEN MAY 2016 AND APRIL 2017*



*Source: Carter Jonas Northampton data 2017



38 OFFICES ACROSS THE COUNTRY, INCLUDING 12 IN CENTRAL LONDON

Bangor	Marlborough
Basingstoke	Newbury
Bath	Newbury - Sutton Griffin
Birmingham	Northampton
Boroughbridge	Oxford
Bury St Edmunds	Peterborough
Cambridge South	Shrewsbury
Cambridge North	Suffolk
Cambridge Central	Taunton
Edinburgh	Truro
Harrogate	Wells
Kendal	Winchester
Leeds	York
National HQ One Chapel Place	Hyde Park & Bayswater
Barnes	Knightsbridge & Chelsea
Barnes Village	Marylebone & Regent's Park
Fulham Bishop's Park	Mayfair & St James's
Fulham Parsons Green	Wandsworth
Holland Park & Notting Hill	Waterloo

To find out how Carter Jonas can help you with the sale or let of your property, please contact one of our experts.



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If you are currently marketing your property with another firm, we would advise you to check the Terms and Conditions of that arrangement as you could face dual liability for agency fees.

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