



Well, we've certainly had a year of it, haven't we? The 'Credit-Crunch', a sharp decline in property values, fluctuating interest rates, cash-strapped buyers, nervous lenders, stubborn sellers who won't believe how much their property value has fallen, conflicting Government signals over Stamp Duty reforms, those infernal HIPs and a vocal media that paints a vivid picture of a world in financial meltdown.

But is everything still 'doom and gloom' in the property marketplace? People will always need somewhere to live and with an ever-expanding population, buying a home should still be a good long-term investment. There will always be movement up and down in the property market; we all just have to come to terms with the fact that capital investment may not rise at a constant rate! Many more people are realising that yes, you'll sell your current home for less now than a year ago, but you'll buy your next home for proportionally less as well, so what's the problem? If you need to move; then move! Take an offer; then make an offer!

At Village Properties, we've seen much of this before; the boom in the late eighties, the recession in the early nineties, the revival in the noughties. We've been around for a while now...28 years and counting. In fact, 80% of our current staff were working at Village Properties 20 years ago and between us we have over 120 years combined experience in estate agency! This dedication, this commitment, this extensive 'hands-on' experience in all property matters holds us in good stead in the current downturn. Like a silver lining in a dark cloud, this is our chance to shine. If you're going to survive in estate agency right now, you have to be good. Even now, Village Properties is still selling more homes in Tilehurst than any other estate agency*. We also have more homes for sale in Tilehurst than any other estate agency*. The more homes for sale, the more buyers we attract; the more homes we sell, the more sellers we attract; and so the cycle goes on.

But more than just achieving results, Village Properties is a 'people' business. The directors and staff are also here to give you honest, knowledgeable and practical advice whether you are buying or selling, renting or letting. Think of us as a 'one-stop advice shop'. Need to know what your home is now worth? What about HIPs? Energy Performance Certificates? Property management and rentals? Buy-to-lets? Mortgage advice and availability? Conveyancing? Surveys? Even if we don't know, we'll know someone who does. Why not pop in for a chat, give us a call or drop us an e-mail? We're here to help you; just ask!