



# Local Property News

## Hot Property Spotlight!

The spiralling property market in and around London is making life hard for buyers and sellers alike. But pain in the south makes the northern property market all the more attractive... Barnsley is seeing sustained growth in its property market, and with exciting regeneration projects already taking shape in our town, the outlook for selling your Barnsley property has never looked better. And for those wanting to buy, NOW is a great time to climb the property ladder before prices outstrip your budget.



Illustrating the number of houses sold within each price band in the three month period of July, August and September 2016. Based on Land Registry figures.

The graph above reflects the investment being made in the town with the central S70 postcode being one of the highest selling Barnsley areas, with 60 properties sold in the last three months. Sales of lower-priced properties (ie those under £100,000) is particularly buoyant across all areas - great news for owners and first time buyers alike! Mid-range sales are also healthy, and while sales figures for properties over £200,000 are generally lower due to the shorter supply, this price band too is selling, particularly in S75 (Penistone, Hoylandswaine, Silkstone, etc).

\*Based on Land Registry figures.



- Property Sales
- Land & New Homes
- Probate
- Matrimonial & Written Valuations
- Lettings and Property Management
- Energy Performance Certification
- Mortgage Advice



**Barnsley** 01226 340110  
**Mexborough** 01709 794677  
**info@beecroftstates.co.uk**  
**www.beecroftstates.co.uk**



**BEECROFT ESTATES**

# The estate agency you

Visit our website for the latest properties available for sale... [www.beecroftestates.co.uk](http://www.beecroftestates.co.uk)

## Introducing Beecroft Estates

Beecroft Estates was initially set up in 2007 as a lettings agency managing a small portfolio of rental properties. Today Beecroft Estates manage over 1,000 properties through the lettings side of the business and have a sizeable portfolio of residential properties available to buy via the sales side of the business.

Operating from our central offices in Wombwell town centre, we currently have 20 staff on board on both the lettings & sales side of the business. Having earned ourselves a name for being a reputable company in the heart of the Dearn

Valley & South Barnsley area, we are delighted to announce the opening of our brand new office in Mexborough which opened its doors in early December.

The next in Beecroft Estates series of open evenings for the members of their Investment Club and other potential investors, where guest speakers are invited to give talks on some of the various aspects of the property market is about to take place. If you would be interested in coming along to find out more then email: [jo@beecroftestates.co.uk](mailto:jo@beecroftestates.co.uk)

**FEATURED  
PROPERTY**



**Attractive development of quality New homes.**

Situated in this convenient location, within 5 miles of the M1 motorway making easy commuting for traveling to Leeds and Sheffield are these ten newly built semi-detached homes which have been competitively priced to ensure an early sale.

An early viewing is recommended.

**Lindhurst Croft, Athersley - £122,500**

**NOW OPEN!**

**Our new  
Mexborough  
office...**

**Call  
01709 794677**



# can trust...

We guarantee to beat any other agents fees. We are the quickest selling agent in S73 and S74<sup>†</sup>

## Thinking of Selling?

Becroft Estates are your local property experts, here to help and support you. And whether or not you're new to selling your home, we can guide you through the process and give reliable, trusted advice whenever you need it.

We will liaise with you and perspective buyers as often as you require.

- Free Valuation
- Expert Advice
- Waiting Buyers
- Competitive Fees

Call us today:

Barnsley office - 01226 340 110  
Mexborough office - 01709 794 677

## Landlords Services

As Landlord ourselves we are confident in our ability to manage your property. With our experience of managing a large portfolio why not let us do the work for you - you won't be disappointed!

- Full Property Management Service
- FREE Valuation
- FREE advertising
- FREE accompanied viewings
- FREE property inspections
- FREE to let board
- FREE up to date legal documentation issued
- FREE landlord tenant liaison
- FREE of hassle!

Call us today on 01226 340 110  
or 01709 794 677

FEATURED  
PROPERTY



Spacious properties, with a high standard of presentation.

Select development of three bedroom, new build, town houses in a well regarded area of Wombwell.

Featuring a modern kitchen & bathroom, open plan living area, a generous plot with garden plus off street parking. These properties represent ideal family homes. Early Viewing Essential.

Washington Avenue, Wombwell - £114,995

FEATURED  
PROPERTY



Brand new select development of 16 quality, spacious three storey properties in a very popular location!

3 bedroom semi detached properties available, each having a separate garage. Fitted with high quality kitchens and bathrooms, gardens and parking. Please call our Office for further details.

Wombwell Lane, Wombwell - £150,000

[www.becroftstates.co.uk](http://www.becroftstates.co.uk)

# Landlord News...

## Time to get your house in order...

There were quite a lot of changes through 2015 and 2016 brought about by Government legislation and the banking industry. Here is a brief summary of the main changes and how they could affect you.

### Your legal notices are rubbish!

The wording of Section 8, 13 and 21 notices was all changed with new versions coming into effect from April 2015, so if you're still using templates from before then you'll need to update them and replace any documents that you are still using.

### Tell your Tenants 'How to Rent'

It is now a legal requirement for Landlords to provide Tenants with a 'How to Rent' Guidebook - which can be printed from the Government website (*Search on GOV.UK for 'How to rent'*), as well as an Energy Performance Certificate (EPC), and a Gas Safety Certificate. As a Landlord you should ensure the Tenant signs to confirm they've received all the documents. Failure to provide them can make it harder to evict Tenants. Remember to supply the 'prescribed information' for deposit protection at this stage too.

### Smoke Alarms and Carbon Monoxide Detectors

The Government has standardised responsibility and clarified the law for these. You are already required to have at least one smoke detector on every floor of a rented property, and a Carbon Monoxide alarm in any room that contains a solid fuel burning appliance under HHSRS.

Failure to have adequate fire safety precautions can result in a fine of upto £5000 per property, so you should keep a record of the location of all detectors along with the dates they were checked to make sure they were working.

### Retaliatory Evictions

New regulations are now in place to prevent Landlords from evicting a tenant if they've complained about the condition of a property.

### Universal Credit

A simplified benefits system which does away with individual payments and combines them into one claim which is paid monthly. It also makes it more difficult for a Landlord to get payment directly.

### Contact us for more information...

Regulations are changing for Landlords all the time, so it's more important than ever to make sure you're doing everything correctly. If you're interested in Beecroft Estates managing your property then please get in touch:

Email: [roger@beecroftestates.co.uk](mailto:roger@beecroftestates.co.uk)

## Landlord Support Club

We hold regular meetings for landlords of every level of experience. The aim of the club is to keep everyone up-to-date with the state of the local market, changes in legislation and to share ideas. Featuring key guest speakers from the buy-to-let world, reserve your place now by emailing [jo@beecroftestates.co.uk](mailto:jo@beecroftestates.co.uk)



## BEECROFT ESTATES

 rightmove.co.uk  
The UK's number one property website

 OnTheMarket.com

 The Property Ombudsman

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