

CAMP END MANOR

London, England

ST GEORGE'S HILL, SURREY AN OPPORTUNITY TO INVEST IN ENGLAND'S HERITAGE

Since it was created in the early 20th Century, St George's Hill has always had the air of a country retreat for the privileged. It has been a magnet for Captains of industry, the affluent and the famous, including Beatles Ringo Starr and John Lennon. This beautifully maintained private 964 acre estate, within 40-50 minutes of Central London is most highly sought after, with the very best houses coming to the market very infrequently.

St George's Hill has an atmosphere which is quintessentially English – wide tree-lined green avenues, long-established rhododendrons and majestic pine trees conceal a collection of stylish and unique homes – but this is, in fact, an extremely cosmopolitan place to live, with many nationalities enjoying the genteel charm of this private estate and its recreational facilities.

Tim Garbett, Regional Partner at Knight Frank says, “Two of my most successful transactions in 2017 have been from Asian purchasers buying substantial houses on St George's Hill. During the buying process we talked about their reasons for buying in the UK. They have a high regard for the solidity of The City and London's financial institutions; they are investing in the UK for the future, believing Brexit is a good move, and they also consider the UK is an important springboard into Europe.”

Tim continues, “Another one of the principal reasons Asian buyers have chosen to purchase houses on St George's Hill is that they like the security of the private gated estate. The moment they pass through the gates, with 24 hour security personnel and cameras, they know they and their families will be protected and secure. In today's world, feeling safe is paramount.”

Living on St George's Hill is all about having the best of both worlds, enjoying everything the English countryside has to offer, whilst being less than an hour from central London, and within easy reach of many European cities given the proximity to Heathrow, Gatwick and the private airport at Farnborough (approximately 40 minutes away).

Paul Finnegan, Director of Savills' Country House Department says, “A number of our clients with houses on St George's Hill use them for weekends. They don't want to spend 4-5 hours on a motorway every weekend driving to The Cotswolds, for example, and getting down to Surrey is quick and easy.”

“Having a house on St George’s Hill is really a lifestyle choice,” continues Paul, “All the houses are set on a plot of at least 1 acre (4000m²) so you’ll have a lovely private garden to enjoy. The majority of house sizes are limited to 20% of the plot size. Most important is the feel of the area – it’s discreet and civilized.”

Purchasers looking to buy just one property in the UK will be weighing up the pros and cons of London versus countryside. It is interesting to compare the investment in a house such as Camp End Manor with a residence in London. Camp End Manor is, in Paul Finnegan’s words “a fabulous house, with perfect proportions; probably the premier property on the Estate.” For the same money in London, one could buy a three bedroom apartment at One Hyde Park with shared leisure facilities, or a four bedroom apartment in Belgravia with a small gym and communal garden.

There is no doubt the UK is seen as an attractive investment proposition by Asian buyers. In the FT recently, Denise Li, CEO of Private equity fund PGC CapitalChinese commented that the business plans to invest £600m in property and business parks in the UK over the next five years. She also stated that while some economists in the UK and Europe see the vote to leave the EU as “huge”, she said “back home in China, we see this as a ‘first-world problem.’”

A recent article in the South China Morning Post highlights the future for property investment in selected areas of the UK. Jonathan Gordon of IP Global wrote “For buyers looking at the UK now and going forward, the years ahead look to be just as favourable, and our shift in focus to outer London pockets of value, and regional city opportunities, will present investors with many strong yield and capital growth opportunities.”

St George’s Hill is much more than an ‘outer London pocket of value’, to use Mr Gordon’s words. This prestigious international area is the jewel in Surrey’s crown, an investment in England’s history as well as its future.