



The forecasted growth in Scottish prime property sales looks set to see RIO Property Group's profits sky rocket!

The following reports by property experts Savills adds to the potential upside of RIO Property Group. Members not yet invested may not want to miss out and can email RIO for further details.

25 September 2014 (Source - Savills)

We predict the Referendum result to further boost the market in Scotland. The prime residential market (at £400,000 and above) showed a strong performance, with a 39% annual increase in activity, reaching 3,035 transactions during the year ending July 2014.

The market has been robust from Spring 2013 onwards, making it the busiest period since 2008. Sales in the mainstream market across Scotland increased annually by 23% during the year ending June 2014. While there was anecdotal evidence of a market slowdown in the immediate run-up to the Referendum, we expect such caution to dissipate as we enter the autumn market.

The prime market has been boosted by the hubs of Edinburgh, the Aberdeen area and Greater Glasgow, where activity collectively increased annually by 43%.

Prime activity in the Aberdeen Postcode District of AB15, which includes the suburbs of Bielside, Cults and the West End, increased annually by 49% and made up around a third of prime transactions across the Aberdeen area during the year ending July 2014.

The market strength in the core locations of Edinburgh, Aberdeen and Glasgow has spilled out to some of Scotland's provincial locations, such as Tayside, where prime transactions increased last year by 26% and also the Midlothian area, south of Edinburgh, where prime transactions doubled to 22 during the year ending July 2014, compared to just 10 during the previous 12-month period.

25 September 2014 (Source - Savills)

Scottish property markets see a boost in consumer confidence given the decision by the Scottish electorate to remain part of the United Kingdom.

The Scottish electorate has made its decision on the historic Referendum, held on 18 September 2014, and voted 'No' to the question 'Should Scotland be an independent country? With 55% of the vote, the public has decided that Scotland should remain as part of the United Kingdom.

While there will be ongoing negotiations between Holyrood and Westminster, with regard to further devolution, the result meant we now have a more certain environment for the property market to function. The question over whether Scotland will become independent has been a feature of the Scottish real estate market, and has suppressed consumer confidence. The Scottish market, driven by buyers from Scotland, the south and overseas, is now poised for further meaningful growth.

Many buyers and sellers had been taking a cautious approach in the run up to the Referendum. However, we now anticipate an increase in the number of higher value houses coming to the market, as well as a boost to the entire market. We expect the Scottish prime and mainstream residential values to grow by 23% and 19% respectively by 2018. Prime market values are now set to grow in line with the rest of the UK.

The debate has held back the market, particularly reducing the number of buyers from south of the border moving north. We now anticipate the return of London super-commuters, attracted by the comparative good value on offer in Scotland.

Further good news for those members invested in RIO Property Group and for those considering inward investment this opportunity just looks better and better.

William Gray