

FROM BLEAK TO CHIC...

As the housing market takes it's time to recover and the banks offer increasingly less for your savings, one of the best investments you could make could be in your garden.

▲ BACK GARDEN EXAMPLE

Having lived in the property for many years and with the children now grown up, this couple decided it was time to treat themselves to a beautiful garden.

The sloping garden was overgrown and the dilapidated boundaries needed replacing. A new, radical approach was required to transform the garden into a stylish, grown-up space.





The makeover boom of the last decade was concentrated mainly on interiors so a well-designed and built garden is still a rarity in London. A decent garden can therefore add up to 1.5% to the value of a house even in this market and speed up a potential sale. It is commonly stated in surveys that a good garden is high on a house purchaser's list of desirable features and even house builders have now woken up to this by offering quality bespoke gardens with new homes. A well-designed back garden provides a potential

buyer with the possibility of seeing hassle free long-term enjoyment, but the front garden is equally important as it can make a big difference to the first impression of an average house – a very important part of the sales process.

The potential return you might get from investing in your garden is easy to calculate. The current average house price in London is £382,951, and if a new garden adds just 5% to the value of a house, an investment of £10,000 would radically

transform the average London back garden and add £19,000 in value, giving an instant net benefit of £9,000.

Add to this the fact that not only can you and your family actively enjoy this investment, but you can also help grow its value, as a well-designed garden that is well maintained will not depreciate like a £10,000 car or kitchen, but will in fact grow in value as it matures.



◀ FRONT GARDEN EXAMPLE

The owners of this terraced property had grown tired of their existing front garden space, a patchy lawn riddled with weeds essentially inaccessible due to the low walls and iron fencing surrounding it, and sought to update it in order to improve the visual appeal of their house.

A semi-formal layout of welsh slate paving interspersed with slate chippings ensures that the garden remains sympathetic to the building it sits before, while a selection of plants with soft and architectural qualities and, most importantly, low maintenance requirements provide a pleasing view from both the house and the street all year round.



BUT WHAT DO THE FIGURES SAY...

TYPE	AVERAGE PRICE	GARDEN INVESTMENT	5% INCREASE IN PRICE	NET GAIN
Detached	£778,000	£10,000	£39,000	£98,000
Semi	£416,000	£10,000	£20,800	£10,800
Terrace	£417,000	£10,000	£20,800	£10,800

There are not many investments you can enjoy and use while they appreciate. If you want a great garden for next summer, now is the ideal time to have it installed, as the plants will have settled in over the winter ready to grow strongly in spring.

For more information contact Modular Gardens, 47 Barnsbury Street, London N1 1TP Call on (020) 7619 0100 fax (020) 7700 1083 or email info@modulargarden.com alternatively you can visit the website at www.modulargarden.com

Average London House Price £382,951

Source: http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/counties/html/county37.stm
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◀ BACK GARDEN EXAMPLE

This young family was having a full-width extension built at the rear of the house with large glass concertina doors. As such, the outside space had to have a strong visual impact and become part of the family's main living space all year round. The garden had to be stunning to look at both day and night but it also needed to be functional and practical for the requirements of a growing family.

