

10 Resources to Help You Find the Right Holiday Let Property

1. Rightmove/Zoopla (Property Portals)

Recommendation: The essential starting point for sheer volume. Use their advanced filters to scout potential areas, gauge initial pricing trends, and assess the local competition for similar property types (detached, terraced, flat).

2. AirDNA/KeyData (Short-Term Rental Analytics)

Recommendation: These paid-for platforms provide crucial income-focused insights. They offer data on average daily rates (ADR), occupancy rates, and revenue potential for properties *already operating* as holiday lets in your target postcode.

3. Sykes Cottages/The Original Cottage Co. (Large Agencies)

Recommendation: Check their current portfolio listings for areas you are interested in. A high volume of properties listed with major agencies indicates strong, established rental demand and a functional local tourism infrastructure.

4. Local Authority/Council Websites (Regulations)

Recommendation: Crucial for compliance. Check the specific local council's website for information on proposed **Council Tax premiums** for second homes, any forthcoming **licensing schemes**, or restrictions on short-term rentals in designated areas.

5. UK House Price Index (Official Data)

Recommendation: Use the official government index to track capital growth stability. Analyze price changes in your specific region and local authority over the last five years to gauge the asset's long-term investment resilience.

6. Holiday Cottage Mortgages (Specialist Finance)

Recommendation: Specialist brokers and lenders understand the unique criteria of holiday let finance. Use their rate calculators and eligibility guides to determine your borrowing capacity and expected repayments early in the process.

7. Ordnance Survey Maps (Lifestyle & Amenity)

Recommendation: Before viewing, check detailed maps. Look for proximity to coastal paths, walking routes, national parks, or key amenities—these features significantly boost a property's appeal to short-term renters.

8. Social Media Community Groups (Local Insight)

Recommendation: Search Facebook or Reddit groups for the specific town or village. Reading posts from locals can provide invaluable, unvarnished insight into community sentiment, local issues, and infrastructure reliability (e.g., broadband speeds).

9. Local Estate Agents (Off-Market Leads)

Recommendation: Engage with small, local agents who know the area intimately. They often handle properties unsuitable for national portals and can alert you to off-market listings intended specifically for the second home investor.

10. Visit Britain/Visit Wales (Tourism Trends)

Recommendation: Consult official tourism body reports to understand macro trends. Identify government-backed growth areas, major local events, or shifts in national holiday behavior that could influence year-round booking potential.