

Property Pulse: Quarterly snapshot of GCC demand for UK residential properties

Q1 2026

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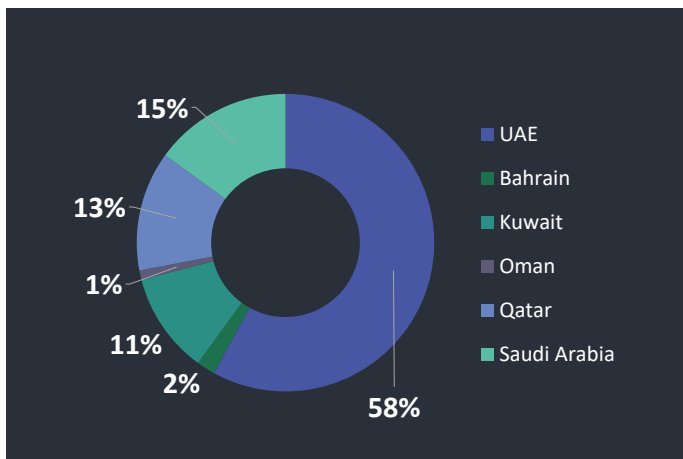
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In our fourth Nomo Property Pulse, we're continuing to see strong demand from Gulf Cooperation Council (GCC)¹ investors, based on our analysis of Rightmove search data for UK residential properties.

The number of searches increased by 291 between Q4 2025 and Q1 2026, representing a 16% rise. The long term stability and resilience of UK residential property continues to be an increasingly attractive proposition for international investors seeking to diversify their portfolios.



Searches for UK property by GCC country

Where are searches coming from?

Once again, the United Arab Emirates (UAE) dominated searches for UK property amongst GCC residents, accounting for 47% of searches.

This is marginally down on the previous quarter in which the UAE made up exactly half of all searches. Country splits remained nearly identical in comparison to Q4, with Bahrain seeing the largest increase in searches from 2% to 5%.



Layla Hamidian, Head of Property Finance Sales and Servicing at Nomo, said:

"UK residential property continues to resonate with GCC investors looking for stability, transparency and long term value. As overseas buyers reassess where to allocate capital, the UK's well regulated property market remains an attractive destination."

1. Nomo property finance is currently available to residents in Kuwait, UAE, Saudi Arabia, Qatar and Bahrain

Where are people looking to purchase property?

Westminster unsurprisingly continues to dominate, making up 7.1% of Rightmove searches. In second place is Milton Keynes at 6.6%, followed by Liverpool in third on 5.3% - a significant increase on the previous quarter of just 2.4%.

Q1 2026

1. Westminster
2. Milton Keynes
3. Liverpool
4. Kensington and Chelsea
5. Hammersmith and Fulham
6. Manchester
7. Salford
8. City of Edinburgh
9. Glasgow City
10. Nottingham

Q4 2025

1. Westminster
2. Salford
3. Manchester
4. Milton Keynes
5. City of Edinburgh
6. Camden
7. Glasgow City
8. Wandsworth
9. Liverpool
10. Kensington and Chelsea

Since the previous quarter, searches for Milton Keynes have nearly doubled. In Q1 Nomo supported two separate Kuwaiti nationals to purchase property in the area.

There was a notable drop in interest in Manchester/ Salford, from 4.3/4.8% in Q4 to 3.3/2.9% respectively in Q1.

Hammersmith and Fulham made a surprise entry in the top 10, just 0.1 percentage points behind the more traditionally popular borough of Kensington and Chelsea – indicating a potential increasing willingness among GCC investors to purchase property out of Prime Central London (PCL). This comes as PCL property prices saw a 4.8% drop across 2025 – 0.9% in Q4 alone, according to Savills . For London’s more domestic outer prime markets, values fell by just -0.2% during Q4, leaving them -1.3% lower than at the start of the year.

Customer case studies

In Q1 2026, Nomo has helped GCC residents purchase properties across the UK. Here are some examples of the types of properties we've financed.

Purchased a BTL property in Manchester for an Indian national living in Qatar, Property value: £359,000 and finance amount was £255,000

Refinance of a BTL property in Leeds for an Irish national that works and resides in Saudi Arabia. Property value £340,000 and re-finance amount was £140,000.

A residential purchase of a 3-bedroom new build flat in Milton Keynes. Application was a joint application of Kuwaiti nationals and approved finance amount was £280,000 against a property value of £380,000.

Joint finance application for Kuwaiti nationals purchasing a 3-bedroom semi-detached residential property in Milton Keynes. Property value was £415,000 and finance amount requested was £311,250.



If you'd like to get in touch with the Nomo team to discuss a property purchase or refinancing an existing property, visit our website for more information: [**Nomo Bank | UK Sharia-compliant digital banking**](#)

Disclaimer: T&Cs apply. Your property may be at risk if you do not keep up the payments on your Nomo Property Finance. Nomo provides property finance for purchases and refinancing properties in England and Wales to residents in Bahrain, Kuwait, Qatar, the UAE and the Kingdom of Saudi Arabia. Nomo accounts are not currently available to UK residents.

The data detailed in this snapshot represents property searches and does not reflect actual purchasing trends.