

PROPERTY NEWS



2022 HOME DECOR TRENDS

START THE NEW YEAR OFF WITH A NEW LOOK FOR YOUR HOME

PROPERTY MARKET
A LOOK BACK AT LAST
YEAR'S PROPERTY MARKET

UPCOMING EVENTS
FESTIVALS AND SHOWS
RETURNING IN 2022

GARDENING CALENDER
GET READY FOR THE YEAR
AHEAD IN YOUR GARDEN

BIG SPORTS PREVIEW
SPORTING EVENTS IN THE
UPCOMING YEAR

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Home moving guide for 2022

You're starting 2022 as you mean to go on. New Year, new house, new start. Knowing what to do and who you'll need to inform you're moving, will ensure that your move is as simple as possible.

WHO TO CONTACT

You will need to contact the DVLA to update both your vehicle registration and driving license. Make sure you do this AFTER you've moved in case you need your driving license for ID/ van hire. Another one not to forget is the electoral roll. You will also need to ask your local authority for a final council tax statement (you may even get a refund!).

Contact your bank and credit card providers and inform them of your new address. Remember to also update investment funds, store loyalty card providers, and pension services of your address.

You should get in touch with your contents provider and let them know when and where you will be moving to. Use this opportunity to clarify what is insured during the move in case you need to get additional insurance through them or your removals company. You will also need to contact companies you have any of the following insurances with: car, home, mobile phone, pet, life, and health insurance.

In terms of utilities, you will need to contact your water, gas, and electricity providers. Let them know the exact date you'll be moving and make sure you take meter readings and photographs of the meters on moving day in both your old and new home.

Any company you pay a regular bill to including home phone, broadband, mobile phone, or any subscription

WELCOME TO THE JANUARY ISSUE!

We did it! 2021 is in the rearview mirror and it's now time to look forward, which is exactly what we are doing in this issue.

Kicking off the magazine, on pages 2&3 we have a helpful moving guide, full of useful information to help you if you're thinking of moving this year, and on pages 4&5, we look back at the buoyant property market of 2021.

Moving through we really start looking at everything 2022 with previews of top tech coming this year, musical festivals returning, blockbuster books coming out,

masterful movies and tasty TV and a huge bumper sports guide.

Back at home, on pages 8&9 we look at home décor trends for 2022, so you can keep your home stylish, and on pages 10&11 we have a super handy gardening calendar with jobs for every month.

So, grab a cuppa, put your feet up and bring in the New Year the right way with our bumper preview edition.

Jonathan Wheatley
Editor

NEW YEAR, NEW YOU

services will also need to know about your change of address.

It can take a couple of weeks to become registered at a new doctors or dentist's surgery so make these a priority when you move. Your employer and your child's school will need your updated address details.

Despite thinking you've contacted all the necessary companies and people regarding your upcoming move, there will always be the odd one who has slipped through the net. To make your life easier, use the Royal Mail's redirection service, which takes up to five working days to come into effect and redirects all mail to your new address. You can keep this service for three, six or 12 months after moving into your new home to avoid post going astray. Prices start from £33.99 for three months' redirection (£41.99 for a couple). If you are changing your phone number, you may also be able to arrange for your telephone company to automatically inform callers of your new number for a few weeks following the switchover date.

PACKING

The earlier you start, the better. Pack non-essentials a couple of weeks before you move and dispose of any items you are not planning to take to the new house. Charities will often pick up

unwanted furniture if they are given enough notice. Alternatively, sell or give away unwanted items through sites such as eBay, Gumtree, Freecycle, and Facebook Marketplace. You may need to order packing cases/boxes too.

Check the references of your chosen removal company to ensure you are happy with your selection.

HELP OUT

Help the new owners of your property out by preparing a crib sheet for them. This should let them know how to work the boiler and the alarm, where the meters, fuse box, and stopcocks are, and any other quirks about the property they might find useful. Label all the keys, making sure you've remembered windows, shed, and garage keys as well.

NOW WHAT?

Congratulations! You're all moved in. Make sure (if you need to) that you've paid your stamp duty bill within 30 days of moving in. Often your conveyancer will calculate and pay this on your behalf.

One final thing to consider is to change the locks on your new home so your household has a unique set of keys.

Now, all you have to do is sit back, relax, and enjoy your new home!

In terms of utilities, you will need to contact your water, gas, and electricity providers.

It can take a couple of weeks to become registered at a new doctors or dentist's surgery so make these a priority when you move.

MARKET FORCE

Analysts pinpoint factors for a good year in the housing sector



The Cambridge English Dictionary offers three definitions for 'buoyant': 1 Able to float, 2 happy and confident; 3 successful or making a profit. By way of further clarification, they could add: see the UK property market 2021.

Because the industry stepped into the economic maelstrom of the pandemic years and emerged, if not beaming like the Cheshire Cat, then with a wide, toothy grin.

Of course, it helped that the Government allowed the sector to function during later lockdowns while others were forced to close their doors or run at some way short of full capacity. And the Stamp Duty 'holiday' was a massive incentive to keep the market moving.

But even the most wild-eyed of optimists would not have dared to commit to predictions of record high prices and unprecedented demand: From shutdown to rampant growth virtually overnight.

For the first time, the average price of a home in the UK has topped £260,000, the Halifax putting it at £262,954 while the Office for National Statistics (ONS) based their figure of £264,000 on mortgage completions.

Last month, though, the Financial Times reported the Nationwide Building Society as saying their figures suggested a new peak of £252,687.

It's still a record, whatever.

Year-on-year property price inflation remains around the 10% mark – the high it reached in September – while the Nationwide estimates the price of the average home spiralled by more than £30,000 since Coronavirus reared its very ugly head in March 2020.

And despite expectations to the contrary, the market failed to slow when the Stamp Duty break came to an end in September. However, they said the same when the initial threshold

was lowered in July, and surprised industry insiders made the understatement of the year when they described the market as “remaining robust”.

Which is some going considering Her Majesty’s Revenue & Customs revealed, in June alone, more than three times as many sales as normal – 213,120 - were concluded across the UK – 219.1% higher than June 2020 and 74.1% above May’s figures.

For the first time, the average price of a home in the UK has topped £260,00

Such demand, obviously and inevitably, drove the value of homes skywards with the Sunday Times revealing that by the middle of last year almost 600,000 homes in Britain were valued at more than £1million. That’s an increase of 39,629 on the previous year with the Three Rivers area in Hertfordshire, Chiltern in Buckinghamshire and Harrogate eclipsing the 6,657 in London whose worth has reached seven figures.

The more you delve into the property market’s overall performance last year, the more mind-blowing the figures become. And obviously, they beg the question: What happens next?

Sceptics will always point out that bust follows boom, and in many cases, they have been proven right. But this might be the time they are wrong.

Inevitably, supply could become an issue, although there is an argument that could artificially inflate prices still further and open the market to bidding wars instead of a more structured negotiation. But it should level out, and in the short term – for next year at least – there are a range of

factors which will govern the price of our homes.

Key among them are interest rates, employment levels and consumer confidence.

On the plus side, the end of furlough has not seen the steep rise in unemployment many feared – in fact, it’s been quite the opposite with unemployment falling slightly and more people on the payroll, many with better pay and conditions.

Robert Gardner, the Nationwide’s chief economist, reasoned: “If the labour market remains resilient, conditions may stay fairly buoyant in the coming months, especially as the market continues to have momentum and there are ongoing shifts in housing preferences as a result of the pandemic to continue to support activity.”

He felt interest rate rises could cool things, but they are likely to be gradual - certainly not a repeat of the roller-coaster of Black Wednesday in 1992 when rates rose from 10 to 15% and back down again in 24 hours - and in no way a threat to economic recovery.

Given steady growth, rising confidence is likely to see the marketplace re-ignited by buyers who saved

over lockdown and now have different ambitions: outside spaces for those escaping inner-city flats, and opportunities to extend or create home offices for those geared to hybrid working.

And that is why most analysts agree the market in 2022 will remain buoyant. There, that word again.



THE MOST DOMINANT TECHNOLOGY OF 2022

This year, we are due some major technological developments, introductions of products which are inspired by a new way of living throughout the pandemic

2022 will see many new technologies coming to the market, but some of the perhaps most anticipated products cash-in on the last couple of years, during which time most of us have been shut indoors for a significantly increased amount of time. Mobile phones and TV are two areas which have boomed throughout the pandemic, and so here are what we think will be some of the most dominant new products in the technology industry this year.

SKY GLASS TV

Sky's new streaming service, Sky Glass, was launched back in October, but this year will see the release of the Sky Glass TV, a streaming TV from Sky which requires neither a satellite dish nor a box, but rather simply relies on a broadband connection. The TV will come in three different sizes to choose from – 43 inch, 55 inch or 65 inch – and boast ultra HD and quantum dot technologies producing over one billion colours and incredible cinema-quality visuals. It will also be the world's first TV to be certified as a CarbonNeutral® product.

5G

Finally, 5G is here for our phones! It provides much greater connectivity speeds in contrast to its 4G predecessor, and is set to dominate 2022 with its high frequency radio waves. One overarching feature of 5G is that it's able to receive and transmit data from a wide variety of sources. In addition to this, the reception and transmission of data of 5G, reception and transmission of data can happen simultaneously on the same wavelength.

SAMSUNG GALAXY S22/PLUS/ULTRA

This year is seeing the release of the Samsung Galaxy S22 which will boast a screen and design similar to the Galaxy S21 family, but with a next-generation chipset. It's said there will be significant improvements with the camera, possibly inhabiting a continuous optical zoom, meaning an optical zoom from 2x to 10x. Samsung's performance suggests it's likely to be one of the best phones of 2022.

IPHONE 14

Near the end of the year, the iPhone 14 will arrive, and here is what to expect from the next model in the series of mobile phones from Apple. With the latest iPhone, round volume buttons will return, while the camera lenses are now flush against the body, a feature which is achieved in part by making the phone itself thicker.



THE RETURN OF FESTIVALS

Many festivals and shows were cancelled last year due to the pandemic, but this year will see the return of many of them



Festivals are the sheer essence of celebration, escapism and freedom, and as such is perhaps the perfect way to rejoice at the fact life is now as close to normal as it has been in a long time. Many festivals which were cancelled last year due to the pandemic are back this year, and will be brighter than ever. Here are a couple of the best shows we're anticipating this year.

GLASTONBURY 2022

Glastonbury was called off in 2020 due to COVID-19, and last year the event took place virtually due to the ongoing spread of the virus. This year, however, it's back.

Billie Eilish will headline this year, making her the first female to headline since 2016. Diana Ross will be making her Glastonbury debut. Aerosmith will feature this year, whilst the likes of Elton John, Taylor Swift, Paul McCartney and DJ Fatboy Slim are rumoured to appear too.

Glastonbury 2022 is expected to take place between Friday June 24th and Sunday June 26th.

General admission full weekend tickets for the 2022 Festival are sold out, having rolled over deposits paid for the 2020 Festival for a second year, following the cancellation of the 2021 Festival.

Weekend festival tickets, however, have not yet gone on sale for 2022, with the official Glastonbury website stating they should go on sale early this year.

BST HYDE PARK

British Summer Time Hyde Park (BST Hyde Park) has been taking place since 2013, in London's Hyde Park, occurring over two weekends once a year in London's Hyde Park. For nine years now, BST Hyde Park has seen headliners such as Celine Dion, The Rolling Stones, Bon Jovi, Barbra Streisand, Lionel Richie, Kylie Minogue, Black Sabbath, Neil Young, Tom Petty & The Heartbreakers, Arcade Fire, The Who, Blur, The Strokes and Taylor Swift.

The event will take place in the summertime, usually at the end of June or beginning of July.

Performing this year at the festival is Adele, Elton John, Pearl Jam, Pixies, Duran Duran, Nile Rodgers & Chic, and more.

Tickets can be purchased here: bst-hydepark.com



NEW YEAR, NEW LOOK

HOME DÉCOR TRENDS FOR 2022

The interior of your home says a lot about your personality and the way you live. Your home needs to suit the needs of you and your family. Updating your décor is a sure-fire way to fall in love with your home all over again, allowing you to create a home that you love, that's on trend, and will remain in style for years to come.

THINK NATURAL

One trend set to stay is the lean towards sustainability and the use of natural materials. 2022 will see a merging of retro styles and natural elements. Why not throw a subtle nod to the 70s with hues of burnt amber and moss greens to brighten up your interior? Shop sustainably and scour your

local charity shops or antiques centres for a unique piece you could incorporate into your home or, upcycle an existing piece to fit your new aesthetic.

Another way to find that perfect piece of furniture could be to buy vintage online, or to attend an antique auction or estate sale. Do your research and be specific in what you're looking for. Finding a lesser-known brand could help you find a quality piece at a great price.

Bring the outside in and welcome greenery into your home. As well as looking fantastic with the browns and neutral hues you've chosen, plants will also purify the air.

Research the type of plant you're after. Some which are easy to care for and enjoy living inside are:

Snake Plant – favours indirect sunlight and infrequent watering.

Palm – flourishes in partial sun.

Sweetheart Plant – a climber which will thrive in the shade.

Monstera – a family of plants with interesting cut-out leaves which thrive in low-light.

Fiddle Leaf Fig Tree – a hardy bushy tree that loves sunlight and weekly watering.

Opt for energy-efficient design that reduces the need for appliances, heating, and lighting. Choose eco-friendly materials, which are either recycled, reused, or from certified sustainable sources. This category is vast and includes reclaimed wood, bio-glass, recycled metal, and jute. Stick to green finishes. To minimise your ecological footprint, choose paints with "non-toxic", "low-biocide", or "milk" tags.

THINK ZEN

Zen comes from a Sanskrit root meaning 'thought'. Having a thoughtful space which is calming will look great and promote a clear, undistracted mind.

Light wood, clean lines, and floating surfaces set the tone for zen living. These spaces lean toward a less-is-more approach while keeping decor organic and natural. To this end, plants are often included for a calming aesthetic.

A safety feature for young children and just those of us who are slightly clumsy: furniture with rounded edges. This trend is set to stay for 2022. Softer edges are both feminine and forgiving. The rounded edges complement angled pieces, while giving a romantic feel to a room.





THINK MULTIFUNCTIONAL

Single-use space is definitely a thing of the past. The way we live has changed and making use of every inch of the space through room-dividing and placement of furniture to create different zones allows your house to suit your needs. Don't forget the vertical space your room offers. Shelving, ladders, and platforms can open various doors and even function as room dividers.

THINK LUXE

Velvet can instantly elevate an interior. It is an inviting fabric for living spaces and bedrooms. Either let your velvet speak up in a single bold colour or mute it with smaller, soft accents. You could contrast the softness with touches of metal or smooth scatter pillows.

Herringbone floors and other geometric patterned floors are making a come-back in

home decor trends of 2022. In order to pull off a large-scale pattern, stick to a neutral colour palette to let the shapes do the talking.

Now you've set a neutral base, go to the extreme with strong, black accents. Although they come in small doses, black accents are punchy and powerful and will instantly update your home.

THINK TECH

Smart furniture can also up the luxe feel of your interior. Include furniture with integrated technology or design with function in mind. For instance, accent tables can also house speakers and controls, while remote-controlled shelving could slide open to reveal a television.

So, what are you waiting for?
You're ready for 2022, is your home?





2022 GARDENING CALENDAR

The start of the new year is always exciting for gardeners

A successful gardener always has a plan. They will know what they're doing each week/month to guarantee success whether they are growing edibles or flowers. This year, to give you a helping hand, we have created this calendar of the most important jobs to do each month.

JANUARY

- Protect tender plants with frost protection fleece
- Prune apple and pear trees
- Take root cuttings from perennials
- Mulch borders
- Sow sweet peas

FEBRUARY

- Remove weeds from borders
- Cut back side shoots on wisteria
- Sow hardy annuals
- Plant seed potatoes
- Plant garlic

MARCH

- Edge borders
- Harden off hardy annuals
- Plant shallot and onion sets
- Sow aubergines, chillies, tomatoes and cucumbers in a heated propagator
- Harvest the last winter crops

APRIL

- Remove faded flowers on spring bulbs
- Prune early flowering shrubs
- Plant summer flowering bulbs
- Direct sow carrots, lettuce, radish, spinach and peas
- Prune young stone fruit trees

MAY

- Chelsea-chop sedums, nepeta, lavender, aster, salvia and heleniums
- Trim rosemary and sage
- Direct sow French beans and sweetcorn
- Sow pumpkins and squashes under cover
- Start earthing up potatoes



JUNE

- Deadhead as flower heads go over
- Cut back foliage of tulips
- Sow Cosmos
- Pot on tomatoes to their final place and feed
- Cut back chilli plants to encourage bushier growth

JULY

- Cutback oriental poppies
- Take clematis cuttings
- Sow biennials
- Harvest onions
- Keep taking off sideshoots of tomatoes

AUGUST

- Trim hedges
- Plant out autumn flowering bulbs
- Harvest garlic and lift onions
- Harvest apples and pears
- Keep harvesting tomatoes and chillies as they ripen

SEPTEMBER

- Continue deadheading flowers that have gone over
- Weed borders
- Take cuttings of tender perennials
- Prune fruit trees
- Harvest sweetcorn

OCTOBER

- Harvest squash and pumpkins
- Remove fallen leaves
- Plant spring bulbs such as daffodils
- Start planting garlic
- Pot up herbs and put in greenhouse

NOVEMBER

- Part prune roses
- Final cut of the lawn
- Plant fruit trees
- Cutback spent foliage and flowers on herbaceous perennials
- Protect salad plants under cloches

DECEMBER

- Harvest winter veg like sprouts and parsnips
- Prune grapevines
- Insulate outdoor taps and pipes
- Protect plants and pots from frost damage
- Hang fat balls and fill bird-feeders

YOUR ULTIMATE 2022 TV AND FILM GUIDE

With so many ways to consume video content these days, it can often be difficult to keep track of what is being released, when, and on what platform. So to help you out, we've picked our top picks of the best TV and films coming this year, on a variety of streaming services.

FANTASTIC BEASTS 3: THE SECRETS OF DUMBLEDORE

Part three of this 'Magical World' series will be on our cinema screens in early April. In the works for some time, this chapter, as the title suggests, will focus on the history of the famed Dumbledore family, following the astonishing twist which was revealed at the conclusion of *Fantastic Beasts: The Crimes of Grindelwald*. On top of the usual big names reprising their roles, such as Eddie Redmayne and Jude Law, this film will also feature Mads Mikkelsen (Hannibal) as Gellert Grindelwald.

HARD CELL

One for the sitcom fans - this Catherine Tate (*The Catherine Tate Show*, *The US Office*) led show will be shot in mockumentary style, detailing the goings-on inside a fictional prison, HMP Woldsley. With Tate set to play a variety of different characters, we can expect to be aching with laughter at this show, which is to be Tate's first Netflix series. We're not entirely sure when this will be available, but given filming took place during Summer 2021, we may not have to wait too long!

TRIGGER POINT

It was announced a few months ago that *Line Of Duty*, which seemed to have reached a natural conclusion, is to make a return. But you won't have to wait that long for your police drama fix, as creator Jed Mercurio, who also conceived the hit *Bodyguard*, will be back with his new BBC show, which focuses on counter-terror and bomb disposal. And Jed has stuck with a winning formula, once again casting Vicky McClure (*Line of Duty*), as the lead. Again, we're not sure when this will be released, but the six episode series finished filming in September 2021.

THE RIG

BBC's *Vigil* proved a big hit last year, and parallels can certainly be drawn between this show, and Prime Video's new hit *The Rig*, which will, like the former, include Martin Compston (*Line of Duty*, *The Nest*), in its cast, along with Emily Hampshire (*Schitt's Creek*). Like *Vigil*, the action will take place at sea, off the Scottish coast. When a dense fog cuts off all connection from a team positioned on an oil rig, a major accident forces the crew to ask the question of who they can trust.



WORDS TO WARM YOU UP

As we head into the New Year, the weather is frosty, and the nights are dark and bleak. But one sector that is currently red hot is the literary world. So what could be better in these chilly times, than to sit down, grab a book, and get started on one of this year's most anticipated releases? Here are a few of our top picks

A FLICKER IN THE DARK - STACY WILLINGHAM

Fans of dark thrillers and spine-tingling suspense can start the New Year off right, with the acquisition of this novel from January 11th. Willingham's debut centres around a psychologist, whose own father was arrested for a series of killings when she was young. Now, when a growing number of girls go missing some years later, can protagonist Chloe Davis use her experience and instincts to unmask this murderer? This thriller is being tipped as the story to launch Willingham's career.

THE MAID - NITA PROSE

Another debut novelist is the appropriately-named Nita Prose, whose locked-room mystery will be available on shelves from January 4th. This plot focuses on the discovery of a wealthy man, found dead in his hotel room. The discoverer, a maid working in this hotel, must work to solve this crime. The twist? The maid in question, Molly Gray, is in no way qualified for this job. What makes this task all the harder, is that the 25 year-old struggles socially, and so as well as uncovering a potential murder, she must also find who she is along the way.

WEATHER GIRL - RACHEL LYNN SOLOMON

For those who prefer stories of a lighter tone, this is sure to hit the spot. The author of the famed *The Ex* Talk invites you to get acquainted with this charming novel, whose plot involves following the efforts of a TV meteorologist and a sports reporter, scheming to reunite their divorced bosses. But in their efforts to force a romance between the pair, might there have been another, unexpected connection right under their noses all along?

GODS IN SHACKLES - SANGITA IYER

This eye-opening read is based on the 2016 documentary of the same name, which details the memoir of this journalist and filmmaker, who, upon visiting her childhood home in 2013, notices, and now subsequently highlights the suffering of Asian elephants in India, in the name of tourism, and profit. You'll have to wait a few weeks to pick up your copy though, which also features a foreword by Jane Goodall, as this won't be released until February 8th.



GAMES ON

World Cup and Commonwealth Games the highlights of a busy year

Anyone expecting a breather after last year's bumper sporting calendar will be devastated or over-joyed by this year's crowded schedule, depending whether they appreciate the disruption to their normal TV viewing habits.

Normally, there is a fallow year between major competitions, but the pandemic laid waste to the 2020 schedule with global tournaments - such as the Olympics, football's European Championships and the Ryder Cup - shelved until last summer.

So, with the sports world tentatively getting back to normal, the inevitable knock-on means athletes get a swift chance to remedy any Tokyo shortcomings with the World Championships in Oregon swiftly followed by the Commonwealth Games in Birmingham.

And international footballers will be racking up the air miles again with the Cameroon-based Africa Cup of Nations and the World Cup in Qatar book-ending the year.

As for the Ryder Cup, it's happening in Rome at the end of September. Given the battering at Whistling Straits last year it's all you need to know.

It is to football we turn first with Cameroon staging the Africa Cup of Nations between January 9th and February 6th while the European stars content themselves with domestic league action until June and September when the group stages of the drawn-out and perplexing UEFA Nations League take place.

From there, we have, for the first time, the absurdity of a mid-winter World Cup (November 21st to December 18th) in the air-conditioned cauldron that is Qatar. Should Lady Luck be benevolent, Scotland and Wales, who are both seeded, will come through their play-offs in March to join England in the Middle-East, where players already weary from the stamina-sapping early-season club treadmill will be expected to up their games for their countries.

The big domestic event next year will be the wonderful celebration of sport that is the Commonwealth Games, which will be based in and around Birmingham. Given that the opening ceremony will be on July 27th, three days after the curtain comes down on the World Athletics Championships in the USA (June 15-24th, a clash of dates brought about by the pandemic), TeamGB's track and field stars face a trans-Atlantic dash to don the vests of their home countries and go through the qualifying process all over again.



Hopefully, the punishing schedule will not affect the likes of Laura Muir. Buoyed by a bustling silver medal in the Olympic 1,500m, the 28-year-old Scot has already admitted she has “unfinished business” with the Commonwealths having finished 11th in Glasgow in 2014. The main obstacle to her deservedly occupying the top step of the podium will be Kenya’s all-conquering Faith Kipyegon, the gold medallist in Tokyo who, bar injury, will oppose in both Oregon and the Midlands.



Fitness could also be the issue for Dina Asher-Smith, whose Olympic campaign was ruined by a torn hamstring muscle, the worst kind of problem for an explosive sprinter. Redemption, however, will be gold medal-shaped for an immensely-talented athlete, who will be defending her 200m title in the US.

TeamGB’s swimmers will be bristling with confidence as they head first to the World Aquatic Championships back in Japan (May 13-29th) before returning to the less exotic surroundings of the Sandwell Aquatics Centre, in Smethwick for the Commonwealths.

With the indomitable Adam Peaty as spearhead, British swimming is in a very healthy state and there are genuine medal chances in both championships, notably in the men’s 200m freestyle where Tom Dean and Duncan Scott should re-ignite their Olympic rivalry – they were first and second in Tokyo – while the Scot looks a shoo-in for 200m medley gold in the West Midlands.

Elsewhere, it’s off to the Far East for the Winter Olympics (Beijing, February 4-20th) while Cape Town stages the spectacular Rugby World Cup Sevens (September 9-11th) and New Zealand hosts the women’s Rugby World Cup (October 8th-November 12th) plus the women’s ODI cricket World Cup (March 4th-April 3rd). Fans of rugby league will finally get their chance to see the game’s superstars on these shores when the delayed Rugby League World Cup comes to England (October 15-November 19th), and there’s a short wait for the next edition of cricket’s World T20 competition – it’s in Australia from October 16th to November 13th.

Apart from that, the calendar seems to settle back into a familiar routine in all the familiar places – none more so than the British Open, which returns to the Old Course at St Andrew’s (July 14-17th). Just don’t mention the Ryder Cup.





Oaks Drive, Swaffham

£450,000



Very spacious period linked detached five bedroom bungalow situated within easy reach of Swaffham town centre. Some of the original building is said to be part of the old work house and dates back to approximately 1836 and boasts sizable rooms throughout. CHAIN FREE!

01760 721389

info@longsons.co.uk

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Litcham Road, Great Dunham

£230,000



CHAIN FREE! Very well presented, recently modernised semi-detached cottage situated in the popular Norfolk village of Great Dunham. Oozing character and charm the property benefits from modern bathroom and kitchen with original features a plenty, en-suite, separate garden and garage.

The Avenue, Necton

£275,000



CHAIN FREE! Well presented spacious detached two bedroom bungalow with generous gardens, parking, UPVC double glazing and gas central heating, situated in the well serviced popular, sought after Norfolk village of Necton. Viewing is highly recommended!

Brandon Road, Watton

£225,000



Three bedroom end terrace character cottage with flintwork frontage conveniently situated within easy reach of Watton town centre. The property boasts a kitchen/dining room, garden/utility room, freestanding garage to rear, gardens and parking. Viewing highly recommended.

Kendle Road, Swaffham

£249,995



Modern, well presented three bedroom end terraced house situated on a popular development on the outskirts of Swaffham. The property boasts garden, allocated parking, en-suite shower room, kitchen/dining room, gas central heating and UPVC double glazing. Viewing highly recommended!

01760 721389

info@longsons.co.uk

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Castle Acre Road, Swaffham

£675,000



CHAIN FREE! Fantastic, recently fully refurbished to a high standard throughout, substantial detached four bedroom house. The property has much to offer including gated access, three reception rooms, en suite shower room, gym/garden office/studio, two garages, sizable gardens and much much more...

Newfields, Sporle

£240,000



CHAIN FREE! Very well presented detached two bedroom bungalow situated in the popular Norfolk village of Sporle. Located towards the end of a cul-de-sac with open countryside views to the rear, the property offers parking, car port, gardens and UPVC double glazing.

Adastral Place, Swaffham

£295,000



An immaculate three bedroom link-detached bungalow in a popular residential location with good access to Swaffham town centre and it's amenities. The property benefits from a superb modern kitchen/ diner, updated bathroom, conservatory, two driveways, one with access to the rear garden.

Giffords, Newton By Castle Acre

OIEO £500,000



Very well presented, detached four bedroom bungalow situated in a riverside location with the River Nar flowing across the bottom of the garden in Newton near Castle Acre. The property offers an en-suite shower room, kitchen/dining room, double garage and parking for several vehicles.

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Barrows Hole Lane, Little Dunham

£395,000



NO CHAIN! A non estate detached bungalow set on a generous plot within a sought after location. The property boasts three double bedrooms, kitchen/dining room and detached garage. Viewing is highly recommended!

Jubilee Way, Necton

Offers Over £300,000



A very well presented detached three bedroom house situated in the sought after and well serviced village of Necton. This superb property offers a garage, parking, gardens, gas central heating and UPVC double glazing. Viewing is highly recommended.

Gayton Road, East Winch

£290,000



Semi-detached three bedroom character cottage situated in the Norfolk village of East Winch. Originally built circa 1852 and since extended, the property offers garage, gardens, parking, conservatory, open fireplace and UPVC double glazing. Viewing highly recommended.

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MEET YOUR BROKER DAVID ALLEN



David has many years of experience in the Mortgage & Protection industry.

If you would like more information or to setup an appointment, please do not hesitate to get in touch.

📞 07581 179783

✉ david.allen@rftfsfinancialservices.co.uk

🌐 www.rftfsfinancialservices.co.uk

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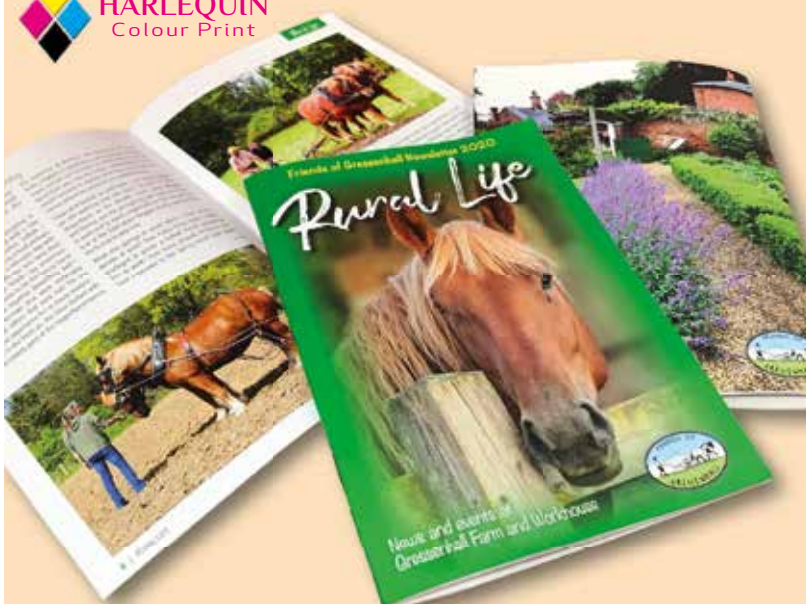
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MEET OUR TEAM...



Gary Long
Director

01760 721389
gary@longsons.co.uk

Kevin Wilson
Director

01760 721389
kevin@longsons.co.uk



Kyle Clarke
Manager

01760 721389
kyle@longsons.co.uk

01760 721389

info@longsons.co.uk

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Imogen Walker
Negotiator

01760 721389

imogen@longsons.co.uk



Vicki Bowen
Negotiator

01760 721389

vicki@longsons.co.uk



Larry Faircloth
Lettings Negotiator

01760 721389

larry@longsons.co.uk



Kerrie Blowers
Administator

01760 721389

kerrie@longsons.co.uk



Present your house for sale by de-cluttering...

Maximise your home's potential and create spacious rooms enticing potential buyers – simply by de-cluttering!

“ De-cluttering allows you to... maximise your space, emotionally prepare you to move, and will allow you to focus your buyers on what is important ”

If you are looking to sell your house, or have had your home on the market for a while now, then you probably want to get the maximum sale price in the quickest time. There are a few things you can't control – but the one thing that is in your control, is the look and feel of the interior and exterior.

While it's worth spending time fixing and cleaning your house before potential buyers come and view, it's also important to de-clutter. This creates spacious rooms and also allows you to decrease and organise your personal items before you move yourself. Of course it's understandable that you don't to want spend money, time and energy on a home you are about to leave, however, a lot of people are looking for a house in which they can move straight into. Maintaining your

property might even save you thousands of pounds; it could even reduce added expenses of living in your home whilst waiting for a sale. And it might even help avoid possible reductions in the asking price.

The main reason in which people move house tends to be because they lack space in their current home. They want a home that is spacious and in which they can grow into. If a potential viewer comes to your home and sees that there is lack of space, then this will turn them away.

De-cluttering allows you to remove any unnecessary items in an untidy or overcrowded place. It will help maximise your space, emotionally prepare you to move, and will allow you to focus your buyers on what is important.



So where should you start?

You need to create a great first impression and focus on the rooms themselves. You will notice that the first things you see in each room are personal items. Where possible you want to create the look of a

them into things you want to keep and things you want to get rid of. You may even find that you have collected a cupboard full of paper work. Get yourself organised! Don't just throw it all away, but file it and go through it thoroughly. This will also make it easier when you move.

De-personalising can also be a great way to de-clutter. Too many personal effects can be distracting to buyers. They want to see a house in which they can make their own memories rather than seeing yours. Again, personal items can be stored away. Remember

“ Where possible you want to create the look of a lifestyle that the potential buyers want ”

lifestyle that the potential buyer want. This usually has a 'show home' feel, rather than a 'lived in' feel. Minimising your things is the quickest way to do this: you want to ensure that potential buyers can do simple things, like, open any doors easily, ensuring that there are no obstacles.

So, what do we mean by clutter? There are two types: genuine clutter, and items that you want to keep but don't work for the sale of your property.

Genuine Clutter:
You need to go through the space and sort out each item, categorising

You also want to focus on little things like DVDs, books and trinkets. These items may have some small value so sell them or donate them to charity. Get rid of any old shoes and coats that are lying about in your porch or hallway. You might want to hide away the coats and shoes you do currently wear. Store them in your wardrobe, while you have viewings.

Items that you want to keep but don't work for the sale of your property:
You may want to consider putting some items in storage while you sell your home. Sometimes items are too large or even too small for some spaces and can make the room look odd. If you want to keep these particular items, then store them until you move into your new home.

that this is only a temporary way of living and hopefully it won't be for long! If you find you are keeping more things than you are throwing out, then think about whether or not it's in the right room or do you even need it now?

As previously mentioned, you can attempt to sell some of the things you have acquired over the years. Use sites like eBay, Gumtree and social networking sites to try and sell items. You may want to even hold a house sale for the remaining items that you can't sell. Failing that, why not donate to charity.

The end goal is still the same and it's important to help potential buyers envision your house as theirs. So remember, de-cluttering will make your home more spacious and entice potential buyers!

Top Tips!

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If you are throwing away paperwork, shred anything that is confidential

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De-clutter before agents come and take photos of your property. This will help attract more potential viewers online and get that first good impression

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Don't spend too long on certain items and don't get distracted. Keep yourself motivated and race against the clock!

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Make it fun! Play some music or watch TV while you de-clutter

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Your step-by-step guide to the conveyancing process

Once a sale has been agreed and is in the hands of your solicitor, it will go through the following stages. Sometimes additional work will be needed – for example, if the property is leasehold or is yet to be registered with the Land Registry. It is also important for buyers to discuss the availability of their deposit with their solicitor early in the transaction, and we strongly recommend that you contact your solicitor regularly so that they can keep you fully up-to-date with the progress and the latest timescales.

Seller's solicitor's steps

- Obtain a copy of the Title Deeds (or office copies if the title is registered)
- Obtain a copy of the Energy Performance Certificate (EPC) (if applicable)
- The seller(s) will return a completed Property Information Form and a Fixtures, Fittings and Contents Form to the solicitors
- Copies of the above documents, plus a draft contract – this is known as an 'Information Pack' – will be sent to the buyer's solicitor
- Answer the buyer's solicitor's additional enquiries (for example, specific questions about fixtures and fittings) and obtain copies of any planning consent documents
- Agree the contract and arrange for the sellers to sign it in readiness of the exchange (below)
- All parties agree completion dates and the contracts are exchanged

Between exchange and completion

- Obtain redemption figures from the mortgage lender and reply to requisitions on title
- Approve the transfer and arrange for the seller(s) and buyer(s) to sign
- Receive the agent's fee account and seek the seller's consent to settle this out of completion funds

Completion date

This is the date the ownership of the property passes from the seller to the buyer, and it follows the successful transfer of funds. It's the date that the whole process works towards.

Upon completion

- Receive completion funds and (only when this has been completed) instruct your estate agent to release the keys to buyers. Redeem mortgage and forward the financial statement. Forward any surplus funds (unless these are being used to fund an onward purchase). Ensure all outstanding bills are paid
- Forward transfer documents and deeds to the buyer's solicitors
- Forward evidence of 'discharge of mortgage' to the buyer's solicitors

Buyer's solicitor's steps

- Obtain the Information Pack, including a copy of the EPC (if applicable) from the sellers' solicitor and raise any additional queries
- Initiate any specialist searches (for example: a coal search). Submit local, environmental and water searches and a chancel check. This takes about 10 working days in total, and enquiries are then usually raised from the results
- Approve the contract when all enquiries are satisfactory and complete. (At this stage, a mortgage transfer deed will need to be signed and witnessed)
- Receive a mortgage offer and instructions from the lender and deal with any conditions set out by them. Make sure that life cover and buildings insurance is being arranged
- Request the deposit, report back to the buyer, and arrange for the contract to be signed. Place buildings insurance and life cover in force
- All parties agree completion dates and the contracts are exchanged

Between exchange and completion

- Raise 'requisitions on title' and prepare the draft transfer deed
- Report on title to mortgage lender and obtain funds for completion, including Stamp Duty (if appropriate)
- Prepare accounts, obtain signature to mortgage deed and undertake final Land Registry and Land Charges searches

Completion date

This is the date the ownership of the property passes from the seller to the buyer, and it follows the successful transfer of funds. It's the date that the whole process works towards.

Upon Completion

- Forward to the seller's solicitors the balance of funds - it is only then that they can authorise the release of the keys. Receive from the seller's solicitors, the transfer document deeds
- Stamp the Transfer Deed, register the buyer's ownership with the Land Registry and forward the deeds to the lender or client (where appropriate)

Contract - The agreement that sets out the main terms that have been agreed - for example: price, address, names, etc. Two copies are drawn up, and each party signs one in readiness for the exchange of contracts.

Deposit - The part of the purchase price (usually 10%) which the buyer pays on exchange of contracts.

Exchange of contracts - The swapping of signed contracts by the solicitors (together with the buyer's deposit). After this, the contract is binding.

Energy Performance Certificate - This contains information on energy use, energy performance, carbon dioxide emissions, and fuel bills.

Land Registry - The Government department that records who owns what land, and under what conditions.

Local Authority Search - A list of questions that are specific to the property and intended, for example, to discover if there have been any planning applications on the property, if the road to the house is maintained by the council, etc.

Mortgage Redemption Figure - The amount required to repay the outstanding capital/ interest of a mortgage.

Property information form/fixtures, fittings and contents form - Standard forms about the property that the seller answers for their solicitor (for example: what will be left behind, details of guarantees, etc.)

Title Deeds - Legal documents that prove ownership of land/buildings, and the terms on which they are owned.

Transfer of Title - The document that passes the ownership from the seller to the buyer.

Stamp Duty for buy to let investors and second home owners - An additional tax, paid by the buyer purchasing an additional property that is not their main residence. It includes buy to let landlords and those buying second homes and holiday homes. The higher rates will be 3 percentage points above the current rates of duty shown below.

Requisition on title - An enquiry relating to the completion arrangements.

Seller's Pack - This comprises a Property Information Form, a Fixtures, Fittings and Contents Form, a copy of the title deeds and the draft contract.

Stamp Duty - A tax paid by the buyer purchasing their main residence.

The current Stamp Duty Holiday runs until the 30th June and as such you won't pay stamp duty on purchases up to £500,000.

After this date the nil-rate band will be set at £250k until the end of September.



Moving house?

From meter readings to removal companies, there's so much to remember when moving house. Here's our checklist of what to do and when

First of all, congratulations on your new home! The excitement has probably now kicked in but moving home can also be one of the most stressful and emotionally draining things you can do. However, careful organisation and planning can help decrease the stress and anxiety of moving. This comprehensive and essential checklist will help you do just that.

Eight weeks - Research

Ideally, you want to start packing away any non-essential items as early as possible. This includes any items stored away in the loft, garage and shed. If you are not using it, pack it. Looking into your new area is also important, try to do this around eight weeks before you move. You might need to think about transferring your children to different schools and ordering new uniforms too. At this point, ensure you are also documenting all your important information away: that includes contact details, dates, contracts and information regarding your solicitor.

Six weeks - Removal companies or do it yourself?

Now would be the perfect time to decide on a local removal company. Or if you don't have too much to move, you may want to do it yourself. You could even look into different van hire companies. At this point you've probably started packing away some bits, but if there is anything you decide not to take, then look into selling these items or donating them to charity. This will also give you an idea on the volume of items you have to move.

Four weeks - Notify utility companies

This would be a good time for you to notify utility companies and inform them about your move to switch over. This includes gas and electricity, council tax, internet, phone rental and TV. You should also consider changing any car insurance, tax, memberships, phone contracts and inform your bank about the move. Now's the time to also arrange a date to have your new house cleaned before you move



“ It will be worth packing a night bag each to help everyone settle in, which means you won't have to rummage through everything to find your toothbrush! ”

in, and start ordering any new furnishings for your new property. Start packing away more items, that being, out of season clothes, books, dvd's and even bulky items, like TV's that aren't used often.

Two weeks - Confirm all details

Confirm your move with your removal company or van hire, estate agents and schools. If possible, try to organise someone to look after your pets and children for the day of your move, as this can also be a stressful time for them too. If your removal company doesn't disassemble any furniture or sort out the un-plumbing for the washing machine, then now would be the ideal time to organise these. Remember to also cancel any local services you receive: this could be window cleaners, gardeners and newspaper deliveries. You should now also think about re-registering to vote and getting your post re-directed after your moving date. Continue packing away more furnishings, kitchen appliances and crockery that you won't be using for the next couple of weeks.

24 hours - Final check and walk round

You now have only 24 hours before you move, so double check that everything is packed away and ready for transit. It will be worth packing a night bag each to help everyone settle in, which means you won't have to rummage through everything to find your toothbrush! You may want to create an inventory of your boxes and

furniture to help you keep track of what you have and to help you ensure it doesn't go missing.

Moving day

Today is the day! You need to be ready for when your removal company comes. Ensure that you let them know if there are any fragile boxes that need extra care when handling. If you're moving yourself, then pack up your car or van and work out how many trips it may take. Before you leave, also take note of your final meter readings and send these off to your provider. Don't forget to leave your keys for the new owners!

You have arrived at your new home!

Give your removal company instructions of which boxes go in which rooms and make sure you are happy with everything that has arrived. Ensure you check for any damage before the movers leave. Read your new utility meters and send your readings of to your supplier. Taking photos of them will also ensure you have the correct reading if you need them again in the future. Unpack your essentials such as bed linen and clean towels. Don't worry about the rest, it isn't going anywhere! Order a takeaway, have a cup of tea and enjoy your first night with your family.

Right, so now you're all moved in, it's time to settle down, unpack and enjoy your new place. Remember, planning is essential to ensure your move runs stress free.

Checklist

Eight weeks

- Pack non-essential items
- Research your new area (transfer schools and order new uniform)
- Keep all important documents

Six weeks

- Decide on a local removal company
- Clear out any unwanted items
- Keep packing

Four weeks

- Notify utility companies
- Start preparation for your new house
- Keep packing

Two weeks

- Finalise all details
- Organise pet and child care
- Cancel local services
- Keep packing

24 hours

- Check every room and ensure everything is packed
- Pack a night bag so everything is to hand
- Collect your new keys
- Make sure your phone is fully charged so you can get in touch with the estate agents or removal company

Moving in

- Prepare for the arrival of the removal company and give them directions/your contact details
- Ensure everything is ready to move
- Record meter readings

On arrival

- Give removal company instructions of what goes where
- Check for any damage before they leave
- Read your new utility meters and send them off to your supplier
- Check if the previous owners have left anything behind
- Unpack essentials
- Order a takeaway and sit back and relax!



Want to treat yourself to a proper removal company for your next move or are you prepared to do it yourself

Removal company or brave it yourself?

You're excited about your new home and location but the process of packing, organising and actually moving all of your items is something no-one really ever looks forward to. Not only that but you also have to contact utility companies, maintain a job, keep your children happy and clean your entire house. You do have super powers, right?

Removal companies

Unless you live in a small property or flat, it could be worth hiring a professional removal company to help relieve some of the stress on the day. They have many skills and experience and some of the services they can provide include packing and

unpacking, dismantling and assembling furniture, loading your belongings quickly and securely, including those fragile and specialist items. They can even supply you with packing materials.

Hiring a removal company will also allow you the time to collect the keys to your new home. You also won't have to worry about the exhausting physical side of things, that being carrying boxes back and forth. Some services are great if you don't have much time to plan and get these done yourself; however these do often come at a premium and may not be suitable for those on a budget. When choosing a removal company

You also won't have to worry about the exhausting physical side of things, that being carrying boxes back and forth



its key to look at those which have good recommendations and reviews, as you need a company you can rely on. You can use comparison sites, such as comparemymove.com and reallymoving.com, to help find you the best deals.

Getting quotes

You should aim to get at least three quotes from removal companies, preferably from firms which will come out to your property rather than those who just estimate the cost over the phone, as you don't want any nasty charges later on. Plus it will give the company an accurate idea of any restricted areas in your home, if they can park a van or lorry, and how many

items you have. You should also ask for the price to be broken down so you can see just how much you are paying for when it comes to certain aspects like insurance, packing, an hourly rate, mileage and any storage costs.

Once you have found a removal company, it can be useful to send them a briefing sheet that includes information about any items which need to be specially packed, any difficult or large items, plus any carpets and curtains which need moving. Finally, it can also be helpful to send them a floor plan of the new property so they can unload efficiently.

Top tips for packing

When packing, ensure you don't overload your boxes with heavy items, as these will be difficult to lift and could cause a back injury.

Fill any empty gaps using old newspaper, clothing, socks or even tea towels. This will help secure any items when they are being moved.

Create an inventory and label all your boxes and write the contents on each box with a marker. That way you will know which room each box is to go in. And if you are super organised, you could even colour code each room!

Pack heavier boxes on the bottom. This might seem like common sense but it will ensure that any of your fragile items won't break.

Pack a survival box. These are the things that you will need first and should include paper towels, bin bags, cutlery, the kettle, some mugs, tea, coffee, milk, sugar and finally, some toilet paper!

WAKE UP HAPPY IN YOUR
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THIS YEAR



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