

# PROPERTY NEWS



## SUMMER HOLIDAY IDEAS

GET OUTSIDE WITH THE KIDS AND ENJOY THE SUMMER THIS MONTH

**UP-CYCLED GARDEN**  
CREATIVE WAYS TO RECYCLE  
UNWANTED ITEMS

**PAELLA RECIPE**  
A PERFECT CHICKEN AND  
CHORIZO PAELLA RECIPE

**GET OUTSIDE**  
EXPLORE NEW OUTDOOR  
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**WOMAN'S EUROS**  
UEFA WOMEN'S EURO 2022:  
ALL YOU NEED TO KNOW

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## WELCOME TO THE JULY ISSUE!

It's the middle of summer, the sun has been shining and our thoughts turn towards the Summer Holidays. This month, on pages 2&3 we look at the hottest summer fashion trends for men, women, and children, to ensure you look your best on the beach. Meanwhile, on pages 6&7 we are discussing ways to prep for the school holidays, so you stay cool all summer.

With the glorious weather we are all spending more time in our gardens. On pages 4&5 we have a guide to upcycling to create unique garden furniture for your home, while on pages 10&11 we have our usual monthly gardening guide. Keeping with your garden, we also look at tools available to turn your firepit into something

multifunctional, while on page 9 we have a mouthwatering chicken and chorizo paella recipe.

Keeping with the summer theme, and our need to show off where we are on holiday, on page 12 you will find our ultimate guide to taking the best snaps for Instagram. And on page 13 we look at different ways to stay active this summer including outdoor gyms, sailing and walks. And finally, on pages 14&15 we have your guide to the Women's European Football Finals.

So, grab a Pimm's or a cocktail, put your feet up on a sun lounger and enjoy this month's magazine.

**Jonathan Wheatley**  
Editor

# SUMMER'S TOP FASHION TIPS FOR MEN, WOMEN AND CHILDREN

These looks are set to take the warmer seasons by storm to keep cool



These looks are set to take the warmer seasons by storm to keep cool.

With the summer months approaching, many of us will be turning to our wardrobes to decide on what to wear.

It can be a difficult choice, after months and months of opting for baggy jeans, warm jumpers and thick coats, suddenly having to remain cool while looking good can feel rather daunting.

We have collected together a selection of tips to make your decisions just that much easier.

Here are a few hints and tips for men, women and men's fashion choices during the long summer months.



## THE TOP LOOKS FOR MEN THIS SUMMER

Here are a couple of tips for men during the summer when picking out what to wear.

One timeless classic that you can never go wrong with is a good old white short-sleeve button-up shirt.

Whether heading down the pub for a couple of pints with friends or going to a family reunion, a trusty white shirt is a safe and effective option whether the weather requires you to wear jeans, shorts or trousers.

While the plain white shirt is effective, on the other end of the scale are bold and eccentric patterns, which are equally as appealing for those fashion conscious blokes during the warm seasons.

Pineapple patterns and multi-colours are no longer reserved exclusively for Hawaiian shirts donned by dads at barbecues. Getting a polo, shirt or t-shirt with bold colours could freshen up your look and certainly make you memorable.

As summer rolls around, the warm weather will see an end to the baggy clothing that are a popular choice during the winter, instead go for slightly tighter, fitted tops to stay on trend and cool.

## WHAT WOMEN WILL BE WEARING DURING THE WARM MONTHS

One of the biggest challenges that arrives during the summer, regardless of the occasions for needing to dress up, is being able to look elegant despite it being hot.

Choosing loose skirts and v-cut necklines on dresses and tops is a great choice, while still feeling and looking relaxed and comfortable.

Light colours should be a staple of your summer wardrobe and hats are always a safe, but effective choice.

In a bid to feel comfortable, go for clothing with a looser silhouette, ensuring you can still look chic without trapping in



heat and the material clinging to your body.

Tops and dresses with puffed sleeves, as well as skirts and dresses with a tiered design, can be great options to provide the loose silhouette look and feel.

Always rely on your dresses during the summer, while ditching jeans, as it is a very heavy fabric especially if you tend to wear stretch or skinny jeans.

Accessories should be kept to a minimum to avoid dangling bangles and necklaces from sticking to your skin during the heat, instead pick one statement accessory and absolutely own it.

Finally, do not save sandals exclusively for trips to the seaside, as a good pair of leather sandals can be a great choice when dressing up during the summer.

## CHILDREN'S FASHION IDEAL FOR YOUR LITTLE ONE

Similar to our suggestions for the adults, children will want breathable clothing for the warmer months so extra care and attention should be given to choosing the right fabrics for your little ones this summer.

One safe bet is 100 per cent cotton, which is lightweight, soft and allows the air to flow throughout.

Colours are also an important aspect, with brighter and lighter colours being the best options.

These lighter colours, a nice white or yellow, do not take in the heat as much as black clothing and ensures the body remains as cool as possible.

Summer is a great time to be fun with clothing and not go safe, so picking out those floral prints or polka dots is a good way to making your children look fresh and comfortable.

When venturing out in the sun, whether to play in the park or meet up with family, style children up in summer dresses and sunglasses to ensure they are cool and protected from the beating sun's glare.



# UPCYCLING IDEAS FOR YOUR GARDEN



**T**hese days it's becoming more and more common to see people wanting to save money however they can. We also love our gardens, especially now that the days are warmer and this year's fruit and vegetables are growing, but you can probably see where this is going: there's so much you need to buy. So we got our thinking caps on, trying to figure out some ways we can upcycle what we already have in the house to make the new season as cheap as possible.

## WHAT IS UPCYCLING?

Upcycling is defined as the re-use of a material in a way that increases its value. It's different to recycling, which is when a material is re-used to create something similar to before, of roughly the same value. This is what happens to glass, paper and plastic that we recycle at home—it likely becomes another bottle or more paper, for example. When we say 'value', it can mean literal financial value; some people make a living by taking scrap material and old battered furniture and turning it into high quality sellable items. However, value can also be found in the use we get out of something after upcycling, and that's what we'll focus on here. So, let's dive into some money-saving, waste-reducing ideas for your garden!

## PLANTING

The great thing about plants is that as long as the conditions are right, they can grow in just about anything. You

may have seen flowers planted in wellington boots, watering cans and just about anything else, but the ideas we'll share below are things we have experience with ourselves—tried and tested!



## TOILET ROLL TUBES

This probably sounds strange, but the inner tube you find in loo roll makes for a great 'pot' to start your seeds in. Make slits in one end and fold them in on themselves to make a bottom, fill it with whatever soil you need and plant the seed. Not only are they narrow enough to have many seedlings growing next to each other on a tray, but the tube is completely biodegradable so you can put it into the ground once the plants are ready and it will just disappear! An environmentally friendly alternative to peat-based starter pots.

It's worth noting that it's a little late in the year to start growing your plants from seed, but we hope you remember this tip for next year as it's such a good way to upcycle something that would normally go straight in the bin!





### SINK GARDENS

Do you have an old porcelain sink, maybe from a kitchen refurbishment, that you haven't gotten round to dumping? Consider filling it with soil and creating a mini garden or flowerbed! The plughole can provide drainage, making it perfect for an alpine garden or succulents. Trailing plants spilling over the edges is a great look too, to take the edge off the sharp white that might not fit well with the rest of your garden. It's also an interesting feature for your garden and is sure to start a conversation with your gardening-inclined friends and family.

### WILDLIFE

It's not all about value to us! Without animals our natural world would be barren, so let's give back to them while also reducing waste for ourselves.

### CANDLE HOLDERS

If you don't fancy loading them with candles, you could turn candle holders into bird

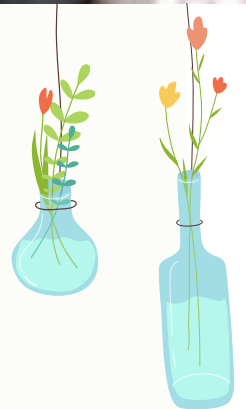
feeders! Just fashion some containers of the right size, load them into the candle holder and fill them with bird seed. Place them somewhere fairly secluded in the garden and with any luck you'll have an upcycled bird restaurant!

It's different to recycling, which is when a material is re-used to create something similar to before, of roughly the same value.

### BROKEN SLABS FOR SLOW WORMS

A protected species in the UK, the slow worm population has been decreasing in recent years. If you live in an area with greenery fairly close by, this could be a great way to aid their conservation!

Slow worms love dark, confined spaces where they can absorb heat, so if you have any broken paving slabs or roof tiles lying about, try placing one in a sunny spot on the grass and hold it down with a brick or something similar. If there are any of the legless lizards in the area, they will hopefully make themselves at home underneath—just don't disturb them if they do! A useless item for us has become immensely valuable for another creature—upcycling at its best.



# SCHOOL SUMMER HOLIDAY IDEAS FOR THE FAMILY

School's over for six weeks, which is plenty of time to get outside with the kids and enjoy the weather

The school summer holidays are here, and the children are running wild with ample time on their hands. As parents, you should be too, because this summer break could be one to remember if you plan it well. There are copious amounts of activities and days out you can embark upon with your kids, and here are our top picks of great things to do through the summer which will form life-long memories for all the family.

## BEACH

Now is the time to enjoy the beach. There is nothing like the feel of golden sand between your toes and the sound of lapping waves as children play and adults relax. The sea is inviting when the weather is hot, so don't be shy, and get yourself into that fine ocean, get some exercise and satisfy the soul. Some of the best beaches on the continent are in the UK, including Cornwall, which also boasts one of the best surfing spots in the world

## THEME PARKS

Theme parks have an amazing atmosphere. Walking around with your family and taking in the views of the rollercoasters and exhibits, with the smell of hotdogs and doughnuts filling the air, is an experience to behold. Alton Towers and Thorpe Park are the most popular in the UK, both sites boasting many attractions for all ages. And even if you don't like rides as a general rule, you will likely find yourself going on at least some kind of ride, as there are thrill levels to cater for everyone.

## MUSEUMS

Museums are a great way for children to learn in an interactive and fun environment. The museum scene is one of the most welcoming cultures in the world, especially in terms of inclusivity, and there are museums on almost any topic today. Some perfect museums for children in particular include Horniman Museum and Gardens, People's History Museum, and National Maritime Museum Cornwall.

## ROCK HUNTING

Rocks aren't just rocks, they can also be treasures. A treasure doesn't have to be gold or a priceless artefact, a treasure can be anything that holds a special value to you; it is subjective. Rocks come in all different shapes and sizes, and some are especially unique-looking, and would make ideal ornaments in the home, as a

memento of a great adventure with the family. There are also painted rocks dotted all around the UK, a way of encouraging families and kids to get out more often to explore nature. Why not go rock hunting this weekend, because you never know what you might find.

## FRUIT PICKING

Fruit picking can be a good day out with the family, however, make sure you go with someone who knows what they are doing. There are lots of poisonous fruits in the wild, and eating these can be hazardous. There are plenty of harmless and delicious ones, too. Strawberries, for example, are ideal for this time of the year, as they go perfectly with many desserts and cocktail drinks. But many other summer fruits are available to enjoy as well, such as blueberries, grapes and plums.

## ARTS AND CRAFTS

There are hundreds of arts and crafts activities to engage in at home or in the garden, or really anywhere where there is enough space and resources. Most of these activities are easy, cheap, and incredibly fun for children, in many cases serving as a kind of brain training in one way or another. Crafting is also proven to be beneficial for wellbeing and mental health, and it's a great way for children, and families alike, to relax.

## OUTDOOR CINEMAS

There has been a rise in outdoor cinemas in the past few years. The summertime is the perfect time to be enjoying them. The best thing about outdoor cinemas is that they are usually free, and you can bring your own food and drink. There will sometimes also be a lovely backdrop to the film you're watching, such as trees or some other natural landscape. Pets are usually also welcome, and it's a great way to connect with your local community, as the atmosphere is casual and less formal than an indoor cinema.





MAJOR UK EVENTS THIS SUMMER

Latitude Festival: 21st July-24th July

Women's EURO 2022: 6th-31st July

Wimbledon Tennis Championships: 27th June - 10th July

Pride in London: 2nd July

RHS Flower Show Tatton Park: 20th-24th July

Birmingham Mela: 27th-28th August





# SIMPLE PAELLA RECIPE

Bring the taste of the Mediterranean to your garden this summer

**P**aella is the most traditional and well-known of all Spanish recipes. It is also surprisingly simple and can be cooked outside on the BBQ or firepit. This recipe swaps out seafood for chicken and chorizo to ensure it is a real party pleaser.

1 tbsp olive oil  
1 onion, chopped  
1 red and one yellow pepper  
1 tsp each hot smoked paprika and dried thyme  
300g paella or risotto rice  
3 tbsp dry sherry or white wine (optional)  
400g can chopped tomatoes with garlic  
900ml chicken stock  
Two chicken breasts  
One sliced chorizo ring  
1 lemon, ½ juiced, ½ cut into wedges  
handful of flat-leaf parsley, roughly chopped

#### Method:

Heat the oil in a paella pan before adding the chopped onion and red and yellow peppers.

When the onion is soft, add both the paprikas, the thyme and the paella rice. Give it a good stir to cover the rice in the spice mix before adding a drizzle of the wine or vinegar, followed by the chopped tomatoes and chicken stock. Give it a stir and leave it to cook for fifteen minutes.

Meanwhile, cover the chicken in paprika, salt and pepper, before adding to the BBQ grill. While the chicken is cooking, add the sliced chorizo to another frying pan with a little oil and leave to simmer until the oil has turned red.

Remove the chicken from the grill, slice and add to the chorizo pan to finish it off. Once cooked, add the contents of the pan straight into the paella pan and stir.

To serve, pile the paella into bowls, before adding chopped parsley and finally finishing with a squeeze of lemon.







# BRING THE HEAT

Embrace the firepit to create some epic food



A firepit is a great addition to any garden. Not only can it provide heat during cooler evenings, and create a wonderful social space, but it can also be used for cooking! With the addition of a few tools, your firepit can be a versatile cooking tool. Whether sweet or savoury, make the most of your firepit with our unique guide of equipment available.

## EQUIPMENT:

**Skewers:** One of the most basic tools available, with a few skewers you can create stunning sweet dishes such as smores. Simply slide big marshmallows onto the skewers and hold them over the heat until they start to crisp on the edge. Then take a digestive biscuit, smother it with chocolate spread, add the toasted marshmallow, and add another digestive biscuit to create your smore.

**Cast-Iron pan:** A long-handled cast-iron pan can seriously upgrade your firepit. These pans get seriously hot, yet with the long handle are totally safe to use. Add a little oil to the pan, followed by some garlic and parsley. Finally,

add small balls of dough, and within a few minutes you will have homemade garlic doughballs.

**Paella pan:** A traditional paella pan is wide and shallow with a slightly curved bottom. It is the traditional pan used in Spain to ensure your paella has the crispy bottom needed for the ultimate Spanish comfort food. You will need to ensure the pan doesn't get too hot, so an adjustable tripod grill will come in useful. For our own paella recipe, check out the previous page.

**Adjustable tripod grill:** An adjustable tripod grill is an amazing piece of equipment to take your firepit cooking game to the next level. It is a simple piece of kit; basically three legs attached together at the top, with a grill coming down in the middle which you can adjust using a pulley system. These are great for a wide-range of meats and vegetables cooked on the open fire.



# BLOOMING LOVELY!

There are simple ways to keep your garden bright and beautiful now the heat is on

It may be tempting to treat July as a bit of a “feet up” month in the garden. After all, it’s mid-summer: balmy evenings, outdoor G&Ts after work, leaning back in your favourite recliner to soak up some rays... Surely nothing more strenuous than firing up the barbie or uncorking another bottle of that crisp white which has been chilling in the fridge. And you’d be right... to a certain extent.

## HEADS ...

Although it’s not the time to do any heavy-duty stuff, it is important to keep on top of things, particularly dead-heading summer blooms to promote growth and prevent them getting straggly later in the season. Best done as the flowers start to wilt and fade, regular maintenance directs energy back into the plant as, once the blooms have pollinated, seed heads, pods or capsules form at the expense of further development.

And it also prevents showy plants such as peonies, some camellias and roses scattering their petals all over the garden at

the first hint of a summer breeze.

It’s a painless operation, best performed with secateurs for hardy shrubs, such as rhododendrons and roses, and a sharp thumbnail for bedding plants like pansies, polyanthus and petunias. Geraniums have brittle stalks which can be snapped while delphiniums and lupins can, if you are lucky, produce a second flush of flowers if trimmed back to just above ground level although they are more likely to produce fresh foliage.

Of course, there are exceptions. Typically, fuchsias, bedding lobelia and salvias do not set much seed or, rather obligingly, neatly jettison their own faded flowers; rudbeckia, cornflower and sunflowers lose their petals to produce seeds that are loved by birds; while alliums, love-in-a-mist, stinking iris and bladder cherry may have less than charming names but produce attractive ornamental seeds.

## ... AND TAILS

Obviously, it’s not just humans who get a bit of a thirst on when the temperature starts





to rise. For plants it is critical to retain the right level of moisture and air in the soil to keep roots healthy and provide suitable growing conditions – and that goes for the tender summer-loving bedding plants brightening your borders as much as those in containers or troughs.

However, with climate change, drier springs and rising bills, it may be worth in future restricting seasonal colour to pots and troughs where watering can be controlled and more effective than a scattergun approach which more often than not misses its intended recipient.

It's important to monitor hanging baskets or containers daily – particularly during a hot, windy spell – to check the soil below the surface is moist. Most plants can cope with going dry for a day or so, and in fact, can adapt to taking less water if not available but they are less likely to thrive, particularly if they are allowed to wilt.

On the other hand, it is important not to waterlog the containers. Just water slowly, filling to the brim and allowing it to drain through, before repeating for a second time to ensure all the compost is moist. It's not important to water until it flows out the bottom – that's just a waste – but if there's not even a slight trickle check if the drainage holes are blocked or the compost has compacted.

Not only do short-lived annuals need to be watered, they will also want nutrition - preferably with a general purpose liquid or a high-nitrogen feed – when the soil is moist.

#### CROP THAT

But it's not all about the flower garden, there are

a few other things to check on too. Check apples and pears for a fungal disease which cause dark scabs on the surface of the fruit and leaves. It's an airborne disease and can be treated by pruning and applying a fungicide.

It's also time to pick courgettes before they become marrows and check your pond for algae and any blanket weed growth, making sure to keep them topped with water.

Finally, if you missed fertilising the lawn in the spring, apply a fast-acting summer feed to give it a boost. It is also beneficial to raise your mower blades a notch or two to provide some shade for the soil – you may like a heatwave but a prolonged hot, dry spell is not ideal for your lawn which needs to retain some moisture to avoid turning into a parched, brown mess.

Alternatively, you might fancy letting nature take its course and allow your green sward to rewild, creating a haven for the insects and wildlife that visit long grass.



It's important to monitor hanging baskets or containers daily



# SNAPPY HINTS FOR TAKING GREAT PICTURES SO YOU ARE INSTA-READY FOR THE SUMMER

Follows these tips to take memorable snaps and be the envy of your feed



**W**e live in a society these days where people are obsessed with posting every picture from weddings, family reunions and that perfect plate of avocado on toast online. Seeing those likes on your most recent picture of a setting sun skyrocket can feel very rewarding and want you to post even more. However, making sure you get the perfect snap of your summer holidays can be crucial for creating memories that you can then look back on with pride. We have collected together a few tips on how you can take great pictures this summer ready for Instagram.

## WATCH THE LIGHTING

One of the most important aspects to consider when framing up or choosing a location to shoot an image is understanding the impact of light. Whether too much or too little light, this can make a big impact and change the mood of the image you take, or even leave it completely unusable. Look around you and think about where light is coming from, such as nearby windows or overhead lights. Moving around the light sources can cause different effects on the subject of your image - experiment and find what suits your idea best.

## ANGLES, ANGLES, ANGLES

When taking snaps on your smart phone, many provide a faint grid. These can be really useful for creating angles. If there is a straight line, such as an edge of a wall or door, try lining this up with a line on the grid, which can result in an image which is asphetically pleasing for those viewing it. Once again, give it a go and compare it against an almost identical image where you have not considered the lines to see the difference.

## CREATE DEPTH WITH LAYERS

Have you bought a new plant pot that you think will make a good social media image? Rather than just popping it on the table and taking a quick picture, think about objects you can put beside it, behind it and in front of it. This will create a more interesting image if you build up the scene around the main subject. This can be something so simple such as a different plant behind or a magazine on the side in the background, but can make a whole world of difference to the outcome of the image.



# TRY A NEW OUTDOORS ACTIVITY THIS SUMMER

This summer, try something new outside, as there is more on offer than you may think

There are plenty of outdoor activities, with new innovative ideas being invented all the time. When the weather is as hot as it is now, we really ought to take part in as much as we can, because the UK should be grateful for such infrequent tropical weather. Besides, trying new things not only helps us vanquish our fears, but it also helps us expand our minds and learn. Here are our top picks of exciting outdoor activities you may not have tried yet.

## SAILING

Invigorating and great exercise, sailing is something that is surprisingly accessible to partake in. You don't need to be rich to sail the oceans, as there are plenty of boats for rental around the UK which you can use to sail with. If you have a fear of the waters, this may be a good challenge for you. Imagine white sails billowing against a clear blue sky, along with the brisk feel of the breeze on your face, and the gentle motions of the boat as it cleanly slices through the water. It's an experience like no other!

## OUTDOOR GYMS

When the weather is hot like this, there can be nothing worse than the prospect of working out in a gym, and when you have certain fitness goals, this can be a bit of a nightmare. This is why outside gyms can be a perfect way to keep cool whilst still burning off those calories and developing that muscle tone you want. The best thing about outside gyms is that they're free. The only potential drawback is availability, as they will usually work on a first-come-first-serve basis, but essentially this is how all gyms work, of course.

## WATER KITESURFING

There are all sorts of sea sports, many of them variants of the same thing, and water kitesurfing is one of those. It's a terrifically invigorating and thrilling sport, which involves using a kite and a board to move across the water, as fast or as slowly as you like. Kitesurfing harnesses the power of the wind through a large parachute-type kite to propel you across the water on a small surfboard or a kiteboard, which is similar to a wakeboard.





# UEFA WOMEN'S EURO 2022

**M**ake sure you are clued up ahead of this summer's highly anticipated competition

An international sporting tournament is set to be hosted on home soil this summer - UEFA Women's Euro 2022.

England will be the host country for the highly anticipated competition which will be the 13th edition.

The Euro's is one of the premium footballing competitions in Europe and will see 16 teams from across the continent compete to be crowned the champions.

The tournament will be held from Wednesday, July 6 until Sunday, July 31 across 10 different venues in England, with the final being played at London's 90,000 capacity Wembley Stadium.

Other venues for the tournament include Manchester United's 74,000-capacity Old Trafford, Sheffield United's Bramall Lane, which sits 32,000 people and Southampton's St Mary's Stadium, also with a capacity of 32,000.

Other spots that are set to see some international football brilliance during the tournament are Brighton and Hove Albion's Falmer Stadium, 31,000 capacity, the 30,000 capacity Stadium MK, owned by MK Dons, the Brentford Community Stadium, which seats 17,000 people, Rotherham's New York Stadium, with a 12,000 capacity, Manchester United Women's 12,000-capacity Leigh Sports



Village Stadium and finally Manchester City's Etihad Academy Stadium, with a capacity of 7,000.

Leigh Sports Village and the Etihad Academy Stadium will see some restrictions to their capacity during the tournament as standing is not allowed.

## COMPETITION POSTPONEMENT

The tournament was originally meant to be played from July to August in 2021, but had to be temporarily postponed due to global impact of the coronavirus pandemic, which also saw sporting competitions like the Summer Olympics and the men's Euros called off in 2020.

## CURRENT FAVOURITES

Bookies favourites include hosts England, Spain, France, Sweden, Germany, who have won the tournament a record eight times, and defending champion's Netherlands, who defeated Denmark 4-2 on home soil in the final of the 2017 final hosted in Enschede.

Other teams to have qualified for the tournament include Denmark, Norway, Belgium, Iceland, Finland, Austria, Italy,







Switzerland, Northern Ireland and Portugal.

The final 16 teams has been narrowed down from an incredible 48 teams which began the qualification process.

### HOW THE TEAMS GOT THIS FAR

Hosts England automatically qualified to appear in the finals, while the rest had to endure an initial qualifying group stage, made up of two groups of six teams and seven groups of five teams.

Home and away fixtures were played within the groups, with the nine group winners and the three top performing runners-up progressing to this summer's spectacle. The remaining six runners-up then were drawn into three ties to play home and away matches to determine the final three teams to qualify.

The likes of Germany, Netherlands, Denmark, Norway, Sweden, France, Belgium, Spain and Finland all won their respective qualifying groups, while Iceland, Austria and Italy were the best performing runners-up.

During the play-off section of qualification, Switzerland overcame Czech Republic, Northern Ireland beat Ukraine and Russia triumphed over Portugal.

However, the Portugese team will still compete in the

finals of the tournament, having been called to replace Russia Women's side, which was excluded from the competition due to the country's military action in Ukraine.

### HOW THE CHAMPIONS WILL BE DECIDED

The group stages of the this summer's spectacle will begin on Wednesday, July 6 with hosts England taking on Austria at Old Trafford, in Manchester.

The competing teams have been split into four groups of four, with each team to play against one another.

The two top performing teams from each group will advance to the knock-out stages, which begin from Wednesday, July 20 for single-leg matches which will advance to extra time and penalties if level at full-time.

Two semi final fixtures will be played across Tuesday and Wednesday, July 26 and 27 in Sheffield and Milton Keynes before a new champion of the women's Euro competition will be crowned in London on July 31.

Those looking to watch England's performance in the tournament will be able to watch every single fixture played by the Three Lionesses on BBC, as well as a number of other games featuring other nations throughout the Women's Euros 2022.



Saham Hills, Thetford

£600,000



Situated backing onto open countryside in the rural village of Saham Hills, Longsons are delighted to bring to the market this **SIMPLY STUNNING**, four/five bedroom character cottage. This superb property dates back to approximately 1850 and is finished to a high specification throughout retaining much character. The property offers fantastic, well maintained gardens, spacious garden room.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)



Swaffham - 01760 721389

Watton - 01953 883474

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## Main Road, Little Fransham

OIEO £425,000



Character property with attached spacious barn and generous gardens. This period property was a working pottery for many years with the barn area offering ample workspace. Now offering a multitude of potential uses this three bedroom house oozes character and offers gardens and ample parking.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)

## Masons Drive, Necton

£350,000



NO CHAIN! An extremely well presented, spacious, extended, detached bungalow situated in the popular well serviced village of Necton. The property benefits from two reception rooms, conservatory, en-suite shower room, garage, parking, gardens, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)



## Priory Close, Sporle

**£345,000**



CHAIN FREE! Very spacious extended detached three bedroom bungalow situated in the popular Norfolk village of Sporle. The property has many benefits including two en-suite shower rooms plus bathroom, kitchen/dining room, two garden studios/offices and parking for several vehicles.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)

## Station Road, Holme Hale

**£335,000**



CHAIN FREE!! A detached three bedroom bungalow with open countryside views to the rear situated in the popular Norfolk village of Holme Hale. The property offers kitchen/dining room, garage, parking, gardens, UPVC double glazing and delightful views to the rear. Viewing highly recommended.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)



Swaffham - 01760 721389

Watton - 01953 883474

**CALL US TODAY** FOR A FREE NO OBLIGATION VALUATION

## Byfords Way, Watton

**Guide Price £400,000 - £425,000**



Well presented, modern, detached four bedroom house situated on the edge of the Norfolk market town of Watton. The property was built by the much respected Hopkins Homes and offers two reception rooms, kitchen/dining room, en suite shower room, gardens and garage.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## St Georges Close, Saham Toney

**£280,000**



**CHAIN FREE!** Deceptively spacious, detached 3 bedroom bungalow situated within a cul-de-sac position in the popular village of Saham Toney. The property would benefit from some improvements and offers 2 reception rooms, driveway, garage, gardens and double glazing. Viewing highly advised!

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## Adcock Road, Watton



**Offers Over £290,000**



Very well presented 3 bedroom detached house completed in approx 2018. Situated within easy reach of Watton town centre, this modern property offers recently upgraded kitchen, en suite shower room, 4 piece family bathroom suite, garage and remainder of the NHBC warranty!

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## Norwich Road, Watton

**£325,000**



CHAIN FREE! Extremely well presented, 3 bedroom detached bungalow situated within easy reach of Watton town centre. Completed in approx 2016, this superb property offers utility room, en-suite facilities, oak internal doors, gas fired underfloor heating, parking, garage and integral kitchen appliances!

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)



Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Akrotiri Square, Watton

£220,000



Very well presented, extended end terrace 2 bedroom house situated in the Norfolk market town of Watton. Ideal for first time buyers or investors, the property offers 2 reception rooms, ground floor WC, utility room, 2 double bedrooms and off street parking. Viewing highly advised!

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

Swaffham | Watton



## We've opened a new office. Longsons continues to grow!



2022 is a real landmark in the timeline of Longsons. We have grown tremendously in the market town of Swaffham, and we are now ready to expand into a new geographical area of Watton market town. From what was once a small start-up business of two friends: Gary Long and Kevin Wilson, company directors, today Longsons is a thriving independent estate agency.

This addition represents a new chapter for Longsons to evolve and develop as an independent estate agents. Our new highstreet surroundings brings a fantastic opportunity to respond to all things property related local to the area and uphold the outstanding service we strive to achieve.



As we grow, we know it's key to maintain close contact between our two offices and ensure our strong culture stays alive and well in both offices. In the Watton office expect to be greeted by:



Imogen  
Sales  
Negotiator



Luisa  
Office  
Administration



Luke  
Senior Sales  
Valuer

01953 883474

18 High Street, Watton Thetford IP25 6AE



# How to make sure your property qualifies as Furnished Holiday Lettings

Stephenson Smart

Chartered Accountants and Business Advisors



The uncertainty of the last two years has impacted hugely on the holiday market. It is not only airlines that have been affected, but holidays closer to home. If you own a property that you rent as a furnished holiday let you need to be aware of the impact that a reduction in rental occupation may have on your tax affairs. There are special tax rules for rental income from properties that qualifies as Furnished Holiday Lettings (FHL). If you let properties that qualify as **Furnished Holiday Lettings** you can claim Capital Gains Tax reliefs and you are also entitled to plant and machinery capital allowances for items such as furniture, equipment and fixtures.



There is also a benefit to those wishing to use the earnings to increase threshold to pay into a pension, as profits on Furnished Holiday Lettings count as earnings for pension purposes.



To qualify as a furnished holiday let your property must be commercially let as a business. You must make the property available for commercial let for 210 days in the year, and actually let the property as furnished holiday accommodation for the public at least 105 days in the year. Days when you let the property to friends or relatives at zero or reduced rates is not a commercial let.

There will be some furnished holiday let owners who will have struggled to meet these criteria this last couple of years. However, you may still be able to qualify for tax reliefs. If you have more than one property you may qualify for the averaging election or if your property reaches the occupancy threshold in some years but not in others, you may qualify for a period of grace election.

There are many tax, and other financial benefits, to owning and letting furnished holiday properties as a commercial business. I am a tax expert at Stephenson Smart and specialise in income tax and capital gains tax for individuals. I'm fully qualified to give tailored advice to help you navigate tax relating to your business and personal finances.

You can contact **Kayleigh Wilson ACCA CTA** at our King's Lynn office on **01553 774104**



**Stephenson  
Smart**

22-26 King Street, King's Lynn PE30 1HJ

Also at: Downham Market, Wisbech, March, Fakenham & Gorleston

Web: [www.stephenson-smart.com](http://www.stephenson-smart.com)



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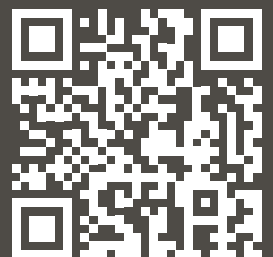


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**HOW MUCH  
IS MY  
PROPERTY  
WORTH?**





# 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 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.

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!



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



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



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



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







## 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** - Currently, the Stamp Duty threshold for residential properties is £125,000. For first-time buyers, you'll get a discount as long as the purchase price is £500,000 or less.

However, how much you pay is also dependent on whether you already own another property or if you're a non-UK resident.





# 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

**F**irst 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!



# SELLING THIS SUMMER

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HAS NEVER  
TASTED  
SO GOOD!



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