

# PROPERTY NEWS

## JUBILEE STREET PARTY

ARRANGE A PATRIOTIC STREET PARTY FOR THE JUBILEE

**KEEPING YOU COOL**  
TOP TIPS TO KEEP YOU COOL  
AT NIGHT THIS SUMMER

**HALF TERM HOLIDAYS**  
TRAVEL IDEAS FOR THIS  
MAY HALF TERM

**DOCTOR STRANGE**  
WE BREAKDOWN THE  
UPCOMING NEW RELEASE

**FOOTBALL ALL AROUND**  
A PREVIEW OF ALL THE  
MAJOR FOOTBALL FINALS

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**T**he Queen's Jubilee extended bank holiday is going to be very special this year, since The Queen will be making history being the first British monarch ever to reach 70 years on the throne.

Queen Elizabeth II will be celebrating her Platinum Jubilee, the major celebrations of which will take place on 2nd June this year and last throughout that entire weekend - officially qualifying her as the first British monarch in history to reach the landmark. The Platinum Jubilee itself, however, fell on Sunday 6th February, which is the date The Queen ascended to the throne on the death of her father, George VI, in 1952. The official day planned for the Big Jubilee Lunch is Sunday 5th June, when up to 10 million Brits are expected to organise and attend street parties in Her Majesty's honour. There are different ways to celebrate the Platinum Jubilee over the first weekend of June, and here are our best ideas to celebrate in the most exuberant and patriotic way possible.

Arranging and planning a Platinum Jubilee street party is extremely simple, and that includes being legal about it all. Typically, you do need to request permission to hold a street party in

## WELCOME TO THE MAY ISSUE!

Summer is very nearly here, and May looks like a great month to bounce into the sunshine. May means half-term, which ultimately means trips away enjoying the warmer weather and with that in mind, on pages 8&9 we look at some of the best last-minute resorts for you and your family.

However, if you're staying closer to home, we look forward to the Queen's Platinum Jubilee, with a guide on some of the best street party ideas to celebrate in style. On pages 4&5, keeping with the Great British theme, we look at National Biscuit Day.

With the weather getting warmer, we want to help you keep cool with our feature on top tips to keep your bedroom cool during the summer months. Moving outdoors, our

monthly gardening feature is all about World Bee Day and Biodiversity Day this year.

Rounding this all off, we have three fantastic features: We look at ways to take part in Screen Free Week this month, alternatively, if that sounds like hard work, we have a movie preview of the new Marvel film, Dr Strange in the Multiverse of Madness.

And finally, it's a big month for football with a month of finals, all of which we have previewed on pages 14&15.

So make yourself a cocktail, sit back in the garden, and enjoy this month's magazine.

**Jonathan Wheatley**  
Editor



## ARRANGE A PATRIOTIC STREET

# PARTY FOR THE JUBILEE



general, and this may be harder to do so if you live in a particularly quiet street but over the course of the first weekend of June, including that Thursday, anyone who wants to hold a street party is welcome to do so any time during that bank holiday weekend. All you need to do is follow the steps on this webpage and complete the online form to request permission: <https://www.gov.uk/apply-hold-street-party>

It is important to note that if you are planning on playing loud music and/or selling alcohol, you will need a Temporary Events Notice, and you can apply for one here: <https://www.gov.uk/temporary-events-notice>

It is generally recommended that six weeks in advance is a good time to start planning for the event, as this allows the Government time to put any necessary temporary traffic regulations in place and close your road to traffic so you can take advantage of the whole street. While some councils might charge a small fee, event officials are being encouraged to make street parties as affordable as possible and facilitate any necessary road closures. Once the application(s) is approved, you can begin inviting guests. Spread the good news and try to get as many of your neighbours to attend as

possible. Handwritten letters through front doors and a useful Whatsapp group are probably the most effective ways of spreading the word and informing your guests on what to bring. Believe it or not, you can also tell the Royal Family itself about your event, as there is an interactive map on The Queen's official Platinum Jubilee website which will show the thousands of events being held over the course of the weekend.

### CORONATION CHICKEN:

Otherwise known as Poulet Reine Elizabeth, coronation chicken is the perfect food item to be enjoyed for the Platinum Jubilee. Constance Spry, an English food writer and flower arranger, and Rosemary Hume, a chef, both principals of the Cordon Bleu Cookery School in London, invented this dish for the banquet of the coronation of Queen Elizabeth II in 1953. The dish typically consists of cold cooked chicken meat, herbs and spices, and a creamy curry based sauce. It can be eaten as a salad or used to fill sandwiches.

### VICTORIA SPONGE

The famous, and utterly delicious Victoria sponge is named after The Queen herself, making it the perfect dessert for the Platinum Jubilee. The Queen is said to



enjoy a slice of the delicious cake with her traditional English afternoon tea. It is sometimes referred to as The Victoria Sandwich because of the filled nature of the two sponges. The classic filling of this wonderful sponge cake has come to be based around jam and cream or buttercream.

### THE PIMM'S ROYALE COCKTAIL:

As we all know, Pimm's is absolutely ideal for the summertime. It has a punchy yet light and fruity character to it, making it wonderfully versatile for a whole range of fruits and herbs, including strawberries and mint. Pimm's is also said to be The Queen's favourite summer drink.

# NATIONAL BISCUIT DAY

Be a smart cookie and go crackers for the best day of the year for all things biscuits!



With all the recent controversy and discussion on whether or not a Jaffa Cake qualifies as a cake or a biscuit, the definition of 'biscuit' is still a hot-baked topic. In the States, biscuits are small crusty bread rolls, often served at breakfast or as a side dish. In Britain, biscuits are a whole different thing, and cover a much broader range of shapes, sizes, ingredients and textures.

Biscuits are beloved worldwide, and for very good reason. It's the warmth and smells from the kitchen while they bake, the feeling of satiety we get when our bellies feel full with the heaviness of the biscuit, and the flavours of salt and butter, among many other versatile possibilities, dancing on our tongue and about our taste buds. Moreover, they can be enjoyed as savoury or sweet foods, depending on the ingredients.

Biscuits are not a modern invention. Rather, they originated from the ancient world, when merchants and military personnel in the Roman, Greek, and Egyptian empires would often spend many weeks at sea and found they needed snacks which provided the source of calories they needed for their entire journey. Through much experimentation trying to invent a snack which wouldn't

go off and wouldn't need to be chilled to stay good, and biscuits is what they came up with. Thereafter, dried biscuit-like breads became a staple at sea. It was around the end of the 10th century when biscuits finally arrived in Europe. By the 19th century, per capita sugar consumption rocketed, and biscuit firms such as McVitie's, Crawford's, and Carr's all set up factories to mass-produce biscuits in a confectionary capacity.

National Biscuit Day is a celebration of biscuits of all forms – cookies, oatcakes, crackers, water biscuits, and crispbreads. While most biscuits for sale are sweet, savoury varieties still make up a considerable chunk of overall sales of biscuits all over the world. It is also the perfect excuse to bake your own biscuits at home, particularly with the kids, which is a whole lot of fun. A great baking idea is an ancient Roman biscuit called a 'buccellum', which will give you an insight into the sort of cuisine that people enjoyed in the past whilst sailing the seven seas. Alternatively, cookies or traditional biscuits bread are absolute favourites for anyone celebrating the day in style. National Biscuit Day is a day to share with loved ones, so whatever it is you're going to be doing or baking, ensure you're surrounded by your loved ones.





# BISCUIT RECIPES FOR NATIONAL BISCUIT DAY

The best way to celebrate National Biscuit Day is to bake, of course, and there are many recipes to try your hand at.

## JELLY BEAN COOKIES

### Ingredients:

1/2 cup shortening  
3/4 cup sugar  
1 large egg, room temperature  
2 tablespoons 2% milk  
1 teaspoon vanilla extract  
1-1/2 cups all-purpose flour  
1-1/4 teaspoons baking powder  
1/2 teaspoon salt  
3/4 cup small jelly beans

### Directions:

Preheat oven to 350°. In a large bowl, cream shortening and sugar until blended. Beat in egg, milk and vanilla. In another bowl, whisk flour, baking powder and salt; gradually beat into creamed mixture. Stir in jelly beans. Drop dough by tablespoonfuls 1-1/2 in. apart onto greased or parchment-lined baking sheets. Bake 8-10 minutes or until edges are light golden brown. Cool on pans 2 minutes. Remove to wire racks to cool.

## ANZAC BISCUITS

### Ingredients:

85g porridge oat  
85g desiccated coconut  
100g plain flour  
100g caster sugar  
100g butter, plus extra butter for greasing  
1 tbsp golden syrup  
1 tsp bicarbonate of soda

### Directions:

Heat oven to 180C/fan 160C/gas 4. Put the oats, coconut, flour and sugar in a bowl. Melt the butter in a small pan and stir in the golden syrup. Add the bicarbonate of soda to 2 tbsp boiling water, then stir into the golden syrup and butter mixture.

Make a well in the middle of the dry ingredients and pour in the butter and golden syrup mixture. Stir gently to incorporate the dry ingredients.

Put dessertspoonfuls of the mixture on to buttered baking sheets, about 2.5cm/1in apart to allow room for spreading. Bake in batches for 8-10 mins until golden. Transfer to a wire rack to cool.

## BASIC BISCUIT

The basic biscuit base is the absolute perfect foundation on which to design anything at all you like. Almost anything can be added to a part-baked biscuit base, or a fully baked one, which is what makes this recipe so versatile and useful for any baker looking to celebrate National Biscuit Day with panache.

### Ingredients:

250g butter, softened  
140g caster sugar  
1 egg yolk  
2 tsp vanilla extract  
300g plain flour

### Directions:

Mix the butter and sugar in a large bowl with a wooden spoon, then add the egg yolk and vanilla extract and briefly beat to combine. Sift over the flour and stir until the mixture is well combined – you might need to get your hands in at the end to give everything a really good mix and press the dough together.

For basic vanilla biscuits:

Pre-heat the oven to 180C/160C fan/gas 4. Chill the dough for 20 - 30minutes, roll out and cut out shapes as above. Bake on a non-stick baking tray for 10-12 minutes until pale golden. Carefully transfer to a wire rack to cool and crisp up.



# TOP TIPS

## HOW TO KEEP YOUR BEDROOM COOL DURING THOSE HOT SUMMER MONTHS

Follow these suggestions to keep the heat out of your room

Summer is one of the best times of the year. Long days, barbecues with family and friends, outdoor fairs and concerts and of course, the beautiful sun beating down throughout it all. Yes, in England we may only have a handful of truly beautiful days, but we are sure to enjoy them all the same.

While sunny weather is enjoyable, these summer months also bring unbearable nights trying to sleep and get comfortable in hot bedrooms. Sticky heat can cause even just trying to get a few hours of rest feel like an impossibility.

To help you get ready for the warm months of the summer this year and to ensure your beauty sleep does not get disrupted, we have put together some great tips to cool down your bedroom.

While one of the most obvious suggestions is to get a fan to blow cold air around the room during the night, selecting the right unit can make all the difference. Portable aircon systems are affordable and can move the air around your room much more efficiently and effectively, while also being far quieter than noisy bladed fans spinning in the corner of your room all evening long.

Anyone who is scared of the dark may not like our next suggestion, but as lightbulbs naturally give off heat

A thinner duvet can make a whole world of difference



themselves, switching them off during the summer can help to drop your room's temperature.

Appliances and televisions you may have in your room similarly produce heat while plugged in and working, so make sure these are all switched off to optimise the amount of heat you are taking from the room.

Heat is well-known to rise, so if you are sleeping as low as possible in your room you are going to feel the heat far less. Air mattresses or Japanese futons, which both sit low to the floor, can make ideal alternate beds to use in the summer.

Another great suggestion is to switch the type of bedding you are using. Thick duvets, such as those stuffed with duck feathers, may keep you warm and toasty during the winter, however in the summer this can be one of the worst choices.

A thinner duvet can make a whole world of difference, and is not always something you may think of straight away.

Right, now you have decided which bedding to stick with throughout the summer, you can even look to cool it down in preparation for sleep. Ditch any



additional throws or blankets, whether ornamental or not, the fewer layers on the bed, the better.

You could place your pillow in the fridge or pick up a specific cooling pillowcase, which are filled with gel to absorb heat away from your face. There are some steps you can take before nighttime to keep the room's temperature down.

Keep your curtains or blinds closed throughout the day, effectively blocking out as much of the summer sun as possible to stop the room from heating up as much during the day.

Making a few additions to your room can also help to bring down the heat, such as introducing one of two houseplants to the bedroom.

The plants will take in the warm air, offering a natural solution to dropping the heat, while also becoming an attractive new feature to your room.

Right before you head to bed, go for a short, cold shower. Starting your body at a low temperature before even getting in bed can help you to stay cool throughout the evening.

Be wary, however, and do not jump straight into a sudden cold shower after getting into the house from a long day in the sun as a sudden and extreme change in body temperature can be dangerous to your wellbeing and health.

Many of you may not expect to be advised to use a hot water bottle during the summer to cool off. While they are great for cuddling up to in the winter, a hot water bottle can also be used for the exact opposite of their intended use.

Stick the bottle full of water into the freezer for a couple of hours and pop it in your bed overnight. The hot water bottle, now a "frozen water bottle" will release cold temperatures directly into your bed throughout the night, cooling it down.

Follow as many of our tips as you can to ensure you can sleep as much as you can during the warm months.





# IDEAL DESTINATIONS FOR MAY HALF-TERM



It is nearly time to put your feet up and relax, but why not hop on a plane and get exploring during the break

It is nearly time for the May half-term holidays, why not spend it somewhere a little bit different this year? For those thinking about perhaps jetting off to experience a bit of fresh culture, while learning something new and dining on fantastic cuisine, a city break is always a great choice. The only issue is deciding where to go.

Europe is blessed to be home to so many fantastic cities to visit, with Paris, Berlin and Lisbon stunning places to spend some time. We have broken down three more cities we think you would enjoy spending your next holiday in.

## BARCELONA

The capital of Spain's Catalonia region, Barcelona, is a destination almost every traveller should have on their bucket list. Whether looking to shop, eat, drink or enjoy deep and fascinating historic culture, Barcelona is the ideal city to pick when trying to learn about and experience a whole new way of life. The coastal city is home to a number of beautiful pieces of architecture, churches, museums and parks.

An iconic piece of architecture in the Spanish city is the massive Sagrada Família basilica, designed by famed architect Antoni Gaudi.

The unfinished church, which sits in the Eixample district of the city, is known for its eye-catching exterior, spires and beautiful interior.

Barcelona sits on a coastline stretching around 4.5 kilometres and hosts a variety of beaches to relax on and truly soak in the Spanish sun, with a beer or glass of sangria in hand.

The city is home to one of the world's most famous and successful football clubs, FC Barcelona, with a trip to the side's famed ground, Camp Nou Stadium, providing a fascinating insight into the history of the team, ideal for keen football fans.

## ROME

Another popular choice of a city to be the next stamp on your passport is the capital of Italy. Rome Culture, entertainment and historic structures





are around every corner in this city, which houses a number of iconic structures which features which are in many European travel guides.

From the Colosseum, an ancient Roman gladiator arena, to the Pantheon, one of the city's most recognisable churches and historic tombs, there is so much to see during a break.

However, just as "Rome wasn't built in a day", everything the city has to offer cannot be experienced in just 24 hours. As a city, Rome can be likened to one big museum, transporting visitors into how the great Romans once lived and houses more than 900 churches. Art lovers will be able to appreciate the stunning decor in each of these religious buildings, which offer different views, structure and fascias.

For those wanting to head abroad in May to experience warmer weather, Rome could be the place to go, with average temperature ranging between 11C and 23C, making it warmer than the UK, while not too warm to deter you from grabbing your backpack and strapping on your walking boots to explore everything the Italian city has to offer.

## NAPLES

From one Italian city to another, our final suggestion for a May holiday city break abroad is Naples.

Located in the Campania region, Naples is the country's third largest city, behind only Rome and Milan, but offers equally as beautiful views and fascinating history as the previously mentioned cultural hotspots.

The centre of the city is a UNESCO World Heritage Site and has a range of significant sites nearby such as the Royal Palace of Caserta, which once housed kings, as well as the Roman ruins of Herculaneum and Pompeii.

Nearby islands can be visited within an hour from Naples, such as Capri, Ischia and Procida, making the city an ideal place for a longer stay to then venture out and see even more of Italy and experience as much as you can while there.

Lovers of Italian cuisine are certain to enjoy Naples, as the city is credited to be where pizza was first invented.

The delicious cheese and tomato dish, which is now enjoyed across the globe, was created as a fast and affordable meal for Neopolitans to eat on the go. When emigrating Italians took the dish with them to America in the 1900s, it developed worldwide popularity, but why not taste the original during your next visit to the city?

An iconic piece of architecture in the Spanish city is the massive Sagrada Familia basilica

# MONTHLY GARDENING GUIDE

It's a busy month in the garden



May is typically one of the busiest months in the garden, with plenty to do to ensure productive plant growth and high yields on the vegetable patch. It is also a month with two international days that you can get involved in outside: World Bee Day and the International Day for Biological Diversity.



Biodiversity simply means the variety of plant and animal life in a particular habitat, in this case our own gardens. With the necessity for the helping hand we can give nature it is more important than ever to have a biodiverse garden. This could be planting something that you wouldn't normally plant or adding a pond to increase the number of animals in your garden. Overall, the main aim is to turn your garden into a thriving place for nature.

World Bee Day raises awareness about the threats to pollinators like bees by human activities. Without bees, our world would be a lot worse place to live. We need these beautiful creatures to carry on pollinating our plants, and it is easier than you think to help bees and other pollinators in your own garden.

Most seed packets now have a symbol of a bee which showing which plants are great for pollinators, and simply adding a few of these to your garden will help your garden become more biodiverse and a haven for pollinators. If you want to go bigger, you could create an entire wildflower meadow. Wildflower meadows are perfect for all pollinators and gives them an exclusive habitat to call their own.

Most garden nurseries and online retailers offer wildflower seeds in mixed packets which you can sow direct in prepared soil in spring or autumn. One of the best ways to create a wildflower meadow is to start them in pots in the greenhouse or somewhere warm before transplanting them into the prepared area. You can't plant or sow them direct into grass, as they won't grow, so you will need to dig an area for them to go.

You can't plant or sow them direct into grass, as they won't grow, so you will need to dig an area for them to go.

When established, remember a wildflower meadow is exactly as the name suggests - wild. Which means once in the ground you don't have to do anything. Just let them spread. There isn't anything quite like sitting near your established wildflower meadow with a cup of tea, a book or magazine and listening to the busy pollinators as they do their thing.





## OTHER JOBS FOR THE GARDEN IN MAY

Tomato plants are ready to go to their final position, whether that is somewhere sunny and sheltered outside or in a warm and sunny greenhouse. Give the compost a good fertilizer feed, 6X chicken manure pellets are great, and a mulch, followed by a water and then keep checking them as they grow. Don't forget to plant them deep as roots will start on any area of the stem.

Sow sunflower seeds in pots of compost. A range of varieties will give your garden lots of interest as well as height throughout later summer. If May is particularly warm, you can sow the seeds directly into the ground.

Do some instant gardening. If you have a border that is looking slightly bare, then May is a great time to head to the garden centre to pick up some plants. Simply transplant the plants to where they want to live and give them a good soak.

Check the temperature of your greenhouse. You should be able to gauge how hot your greenhouse will get during the summer by checking the temperature now. If you are worried it will get too hot, then now is the time to create some shade. You can also set up an automatic irrigation system to water the plants for you in the morning and evening.

Mulch your borders. Your borders will need a good mulch to keep moisture in and pesky slugs away from your plants. Strich is a good option, however, you could also use bark or compost. Remember when mulching to lay the mulch at least two inches thick.

# DON'T SCREAM WITHOUT YOUR SCREEN

GET AWAY FROM YOUR SCREENS THIS MAY

This year, Screen-Free Week runs from 2nd May to the 8th of May. Did you know that on average we spend 2 hours and 24 minutes on social media? Now, we all know that social media has its uses, but even then, over two hours is an incredible amount of time to be staring at a smartphone, and this doesn't even take into account TV screens.

Now, think about what you could achieve in those extra (let's even it out to) four hours a day with TV included.

In four hours, you could go for a long walk, with plenty of time to stop and consider the beauty of the surrounding world. That DIY project you've been putting off could be completed within a week. With one hour of writing a day you could complete a book within three months, depending on how fast you type...

The list of things you could get done, instead of sitting in front of the TV or on your smartphone, is simply endless. And there are other benefits

too. By not being on your smartphone you will be more 'in the room' when spending time with friends and family, living in the real world and not the virtual world, and at the same time, by getting off your phone you'll be setting a better example for your children, after all, how can we tell them to get off YouTube if we're then sitting on our smartphones – a bit hypocritical of us, no? Do what we say, not what we do.

Another benefit of getting off social media, is that you will jump back into actual reality and not a world of unrealistic filters. You'll feel happier in yourself without that constant barrage of filtered images telling you what you should look like, how your home should look, and what gadgets you need in your life. Now, that's not saying social

media and TV are all evil, they definitely have benefits. Social media helps you keep in touch with friends and family, which was the original aim of it, while TV and gaming gives you that escape from reality when you need it most, but just remember, as with cake and wine, 'everything is best in moderation.'

So, this Screen-Free Week, why not test yourself, and find out, not only how addicted you are to your smartphone, but just how nice life can be without it for a little while. Screen-Free Week starts on the 2nd May and runs till the 8th May, find out more at <https://screenfree.org/>





# SIMPLY MARVEL-LOUS

DOCTOR STRANGE RETURNS, BUT WHO ELSE WILL SHOW UP?

**T**his month, one of the most anticipated Marvel movies arrives in cinemas. Doctor Strange and the Multiverse of Madness is hoping to pick up where Spiderman: No Way Home left off earlier in the year with an outrageous number of surprise cameos thanks to the Marvel Multiverse.

In Spiderman: No Way Home, Marvel surprised everyone by bringing back not just one incarnation of the web slinger, but two in Tobey Maguire and Andrew Garfield which led to one hell of a lot of gushing reviews, and a lot of fun especially with the return of previous villains such as Dr Octopus, Electro and the Green Goblin.

With Avengers: Endgame a distant memory, Marvel seems to have struggled to bring the remaining members back together in any synchronicity

with the previous releases, such as Black Widow, Shang-Chi and the Eternals which were all okay in their own right, but not showing any real sign of how the future looked for the MCU. That, however, changed with Spiderman: No Way Home, and with the new Dr Strange, they are looking to expand on the Multiverse which all looks hugely exciting.

Doctor Strange and the Multiverse of Madness is released on the 5th May 2022.

The Internet has been awash with rumours ever since the first trailer, and that only increased with the Super Bowl trailer that was released in February. It's quite clear that there will be numerous versions of the main character, and looking even closer, there could well be some huge surprises, which we will look at now.

## • **Zombie Avengers.**

Seems far-fetched, however, there are rumours that all the original Avengers will appear as zombie versions of themselves.

## • **The X Men.**

At the end of the trailer, that voice definitely sounds like Professor X, as played by Patrick Stewart, so does that mean any of the original X Men are going to show up? Maybe even Wolverine?

## • **The Fantastic Four.**

It's been so hard for even Marvel to get a good Fantastic Four film off the ground. However, could we see the beginnings of one here.

## • **Deadpool.**

Ryan Reynolds as Deadpool would add a humorous x-rating to proceedings, which would make it so great if he did appear.

# A FRENZY OF FOOTBALL FINALS

It's May, which means some of the biggest football competitions come to their conclusions

It's been an epic football season. With supporters back in stadiums, it's been a riveting 10 months of action, with plenty of shocks, thrashings, and manager sackings to keep us all entertained, but alas, like all good things it must come to an end at some point. This month sees some of the world's biggest clubs competing in cup finals abroad and at home, and we have all the info you need about the upcoming games.

## THE FA CUP FINAL

There have been some barnstorming games in the FA Cup this season, with some major upsets along the way. Cambridge United knocked out Newcastle in the third round, and Nottingham Forest did the same to Arsenal. Then in the fourth round, Middlesbrough knocked out the mighty Man Utd, while Forest were at it again against Leicester City. Boro and Forest made it all the way to the Quarter Finals before finally succumbing to the two finalists, Chelsea and Liverpool.

Liverpool are battling on three fronts to win

an unprecedented Quadruple, having already won the League Cup, meanwhile, this could be Chelsea's second piece of silverware after winning the Club World Cup in February.

So far this season, the teams have met three times, with each game ending in a draw, although Liverpool did win the League Cup against the blues on penalties.

*Prediction: 2-2 Draw with Liverpool to win on penalties.*





## THE CHAMPION'S LEAGUE FINAL

At the time of writing, neither semi-final has played the first leg. There are two English teams still in the Champion's League, Liverpool and Man City, and if results go the right way it could be another all-English final. But first Man City have got to get past a rejuvenated Real Madrid, while Liverpool face fellow Spaniards, Villarreal.

Real Madrid have ran away with the La Liga title, however, they are still an ageing team up against a Man City side boasting an incredible pedigree of youth and experience. Meanwhile, even though Villarreal are only seventh in La Liga, they save their best

performances for European Competitions, knocking out the mighty Bayern Munich in the quarter finals, Juventus in the round of 16, and winning the Europa League last year.

With the Champion's League being the last piece of silverware Pep Guardiola has yet to win with Man City, and with Liverpool fighting on three fronts, it is highly probable that Jurgen Klopp's side will finally come undone against a street-smart Spanish side managed by Unai Emery.

**Prediction: Man City and Villarreal to reach the final. Man City to win the final 2-0**

## THE EUROPA LEAGUE

As with The Champion's League, at the time of writing the first leg hasn't yet taken place, so we are looking at all four teams remaining in the competition.

West Ham, under David Moyes, have looked invigorated in Europe. Their 3-0 win over Lyon was an incredible game of football, that has gone a long way to making them favourites to win this year's Europa League. However, they come up against one of two German sides in this year's semi-finals, Eintracht Frankfurt, who knocked out Barcelona in the quarter-finals.

In the other semi-final, Glasgow Rangers will go head-to-head with the second German team, RB Leipzig, who are now managed by

Domenico Tedesco after Jesse Marcsh left to become the new Leeds Utd manager. Since then, though, RB Leipzig have been on a good run of form, reaching third in the Bundesliga and are in the semi-final of the DFB-Pokal (Germany's equivalent of the FA Cup)

Rangers, meanwhile, are fighting to keep their Championship dreams alive, albeit with a depleted squad after injuries to Aaron Ramsey, Alfredo Morelos and Ianis Hagi, which could spell trouble for the rest of the campaign.

**Prediction: West Ham and RB Leipzig to reach the final. RB Leipzig to win the final 2-0**

This month sees some of the world's biggest clubs competing in cup finals





Mere Road, Stow Bedon

OIEO £700,000



Superb, extremely well presented detached modern four bedroom country house situated in the popular rural village of Stow Bedon. This fantastic property offers separate studio/office with annex potential, open countryside views to the rear, cart shed, three reception rooms and ample parking.



01760 721389

info@longsons.co.uk

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

## Lee Warner Road, Swaffham

£335,000



A very well presented link-detached four bedroom house situated on a popular development on the outskirts of Swaffham. This superb property is tucked away on the development and offers modern open plan kitchen/dining/garden room, garage, parking and en-suite. Viewing highly recommended.

## Longfields, Swaffham

£475,000



Extremely well presented, spacious detached four bedroom chalet style house with balcony situated on the popular Longfields area of Swaffham. This superb property offers two reception rooms, conservatory, two luxury shower rooms, tandem garage and ample parking. Viewing is highly recommended.





## Captains Close, Swaffham

£499,995



Substantial, executive style 5 bedroom detached house, situated on a sought after development within easy reach of Swaffham town centre. This superb property offers 2 en suites, 3 reception rooms, conservatory, kitchen/breakfast room, double garage and well maintained gardens.

## Newfields, Sporle

OIRO £290,000



A detached three bedroom bungalow with delightful open countryside views to the rear situated in a cul-de-sac location in the popular Norfolk village of Sporle. The property offers ample parking with carport, garage, conservatory, gardens and UPVC double glazing. Viewing is highly recommended.



01760 721389

info@longsons.co.uk

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## Old Vicarage Park, Narborough

£300,000



CHAIN FREE! Well presented spacious three bedroom detached bungalow situated in the popular Norfolk village of Narborough. The property offers two reception rooms, garage, parking for several vehicles, gardens, oil fired central heating and UPVC double glazing. Viewing highly recommended.

## Theatre Street, Swaffham

OIEO £310,000



Extremely well presented, spacious two bedroom character cottage situated within very easy reach of Swaffham town centre. This fantastic property simply oozes character and offers two reception rooms, luxury four piece bathroom suite, cloakroom, garage and garden. Viewing is highly recommended.



## Southlands, Swaffham

**£270,000**



**CHAIN FREE!** Detached three bedroom bungalow with a garage situated on the popular Southlands development of Swaffham. The property would benefit from modernisation and offers gardens, parking, gas central heating and UPVC double glazing. Viewing is highly recommended.

## Fir Park, Ashill

**£300,000**



Very well presented, detached three bedroom bungalow situated in the popular well serviced Norfolk village of Ashill. This superb property offers modern conservatory, garage, parking for several vehicles, gardens, gas central heating and UPVC double glazing. Viewing highly recommended!



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## Necton Road, Little Dunham

£595,000



Superb, extremely well presented individual detached four bedroom house situated in the rural Norfolk village of Little Dunham. The property offers good size gardens, garage, parking for several vehicles, en-suite, two reception rooms and good size accommodation. Viewing is highly recommended.

## 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.



We're now well into 2022 but we're still celebrating the opening of our new office in Watton!



“ We are absolutely delighted to be taking over the reins of Mullenger & Co in Watton. We wish Tim and his colleague Alan both a very happy and long retirement. To say we are excited about the new venture in Watton is an understatement. We can't wait! ”



# 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**



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# 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

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!



**HOW MUCH?**

Contact us today  
to book your **FREE**  
property valuation  
and find out

**HOW MUCH YOUR  
PROPERTY IS WORTH**

**01760 721389**

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