

PROPERTY NEWS

YOUR AUTUMN HOME

PREPARING YOUR HOME FOR AUTUMN

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GETTING YOUR KIDS READY
TO GET BACK INTO ROUTINE

WORLD GRATITUDE DAY
FIND OUT ABOUT THE
POWER OF BEING THANKFUL

SEPTEMBER GARDENING
PREPARE YOUR GARDEN
FOR NEXT YEAR

HEATING MONEY TIPS
WAYS TO SAVE MONEY
ON YOUR HEATING

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Summer will officially end on Friday 23rd of September, which, this year, will be the first day of autumn. Early to mid-September is when we will begin to feel the colder temperatures creeping in as we leave the summertime, and it will get nippy before you even know it. So, why not get ahead of the curve and start preparing your home for the autumn weeks now, rather than wait for the new season to take you by surprise? There are many tasks you can undertake to prepare your home for autumn.

INSULATION

According to various studies, it's been determined that insulating your home well can significantly reduce your energy bills, particularly during the colder months with the increased usage of central heating. Insulating your external doors, and ensuring there is no draft coming through into the home, can mean less need for the heating to be on as high, and will also mean less loss of heat. Keyholes and letterboxes should also be dealt with to prevent air gaps, and any holes or openings leading to outside.

DECLUTTER

It's likely you will have a lot of stuff just sitting around your home that you've completely forgotten about, and, more importantly, probably don't even need any more. You can donate a lot of things to charity organisations, even furniture. Kitchen items, as well as those found in the kitchen cupboards, and clothes can also be given away to those more in need, including at food banks if you're donating consumables. Getting rid of bric-a-brac and decluttering your home like this will create so much more room in your living space, allowing you to enjoy more space with which to be creative and/or include more important things, like additional furniture.

REDECORATE

Because you'll likely be spending a lot more time indoors during the autumn weeks, it might be time for a change of décor, which would provide your home with a fresh and new, seasonal feel. Subtle yellows, rich

WELCOME TO THE SEPT ISSUE!

Wow! What a summer we have had. The temperature records were broken again and again, and at points we were hotter than the Med! Now though, the weather is starting to turn, and Autumn is on its way.

This month, with this in mind, we start looking at ways to get your home Autumn and Winter ready. On page 12, we have a guide on how to save money on your heating this year, while moving outside, we have our usual monthly gardening guide, full of jobs to get prepared for next Spring.

With the summer coming to an end, it can only mean one thing: the start of a new school year. On pages 4 & 5, we have a guide to help your child settle back in, whether it's their first

year or third. Meanwhile, on pages 8 & 9, we look at nutritious school lunch ideas to keep your child happy and full during the days.

With Autumn coming, we look at some of the hottest TV shows coming this month, and if you are after something on the silver screen, on page 13 we have you covered too. The sporting season is well and truly underway, and this month, the BMW PGA Championship tees off, and for all you golfing fans, on pages 14 & 15 we have the ultimate golfing guide.

So, get cosy as the nights start to creep in, and enjoy this month's magazine.

Jonathan Wheatley
Editor

PREPARING YOUR HOME FOR THE AUTUMN MONTHS

oranges and deep red tones with earthy browns, for example, will bring out the essence of autumn really well. A new colour scheme in your home will help create a warming, homely environment, and one which will reflect nicely the aesthetics of the new season.

CLEANING

Summer is the month when we are typically spending more time away from our homes, as we want to enjoy the warm weather as much as we can while it's here and bask in the sunshine outside. So, the urgency to keep your home internally clean and as presentable as possible isn't necessarily a thing yet, at least until the colder months arrive and you'll be spending much more time indoors. But giving your home a deep clean now, ready for when autumn arrives, will save you a lot of time and hassle come late September. We suggest starting with the kitchen, as it's perhaps the most complicated room for a deep clean when you consider the oven, which should also be cleaned thoroughly. If you have a fireplace, this should also get some cleaning attention.

WARMER LIGHTING

Autumn will mean longer nights, so keeping your lighting low will be wise because it will create a calm feel for the longer evenings. More LED bulbs, and floor and table lights in your living space will help achieve this. A fireplace, likewise, can help provide warm lighting in your living space. Pendant lights can also help enhance your living space and provide warmth and cosiness.

PREPARE THE GARDEN

Autumn is the most optimum time of the year for gardeners because the cooler weather provides plenty of

benefits for plants. Getting your garden prepped for the colder months now, before the time comes when you'd much rather be snuggled up inside your warm home, would be a wise move. The Autumn also means the soil's moist and has a warm texture, making it ideal conditions for any gardener. Cutting back perennials that have died down, dividing herbaceous perennials, making leaf mould, moving tender plants into a greenhouse or conservatory, and harvesting apples, pears, grapes and nuts, are all basic gardening tasks one should undertake in preparation for the colder months.

Furthermore, a garden studio isn't just for the summertime. If it's insulated well, and keeps occupants nice and warm, an outside garden studio tailored for the colder temperatures is an ideal way to expand your living space and create more space in your home.

Autumn is on the horizon and the hot weather will soon be replaced with the cooler months of autumn





HOW YOU CAN HELP YOUR CHILDREN FIT BACK INTO SCHOOL LIFE AFTER THE SUMMER HOLIDAYS

The joyous holidays will soon be over, so make sure you have your plans underway

Children up and down the country will be experiencing a time of the year that will always be as popular as their birthday or Christmas - the school summer holidays.

Six entire weeks without homework, exams and stress is blissful.

However, all good things must end and soon it will be the time to get school clothes cleaned and ironed, head out to the shops to buy new stationary and just all round get ready to head back for another year of education.

It can be a stressful and anxious time for children.

A new school year does not just mean they are another year older, but can bring new qualifications to work towards, new lessons, new friends and new expectations to prepare for the future.

Take a few steps to think now about how you can help your little one get ready to return to school to make the tricky transition period as easy as possible for them.

COMMUNICATION IS KEY - SPEAK TO THEM

Many parents and carers may get stuck in an endless loop of attempting to tell how their little ones are feeling based on how they are acting.

Taking notes of any slight change in behaviour, appetite or anything else, before heading onto the internet to browse through endless forums and advice pages to find out what they can mean, can be exhausting.

There is a very easy get around for this - speak to your child.

By opening up the conversation and just asking them how they are feeling ahead of the new school year, you will find out so much.

Consider sitting down with your child and ask them how they are feeling about going back to school for another year.

Make sure this is not a grilling, as this may cause them to revert into their shell or not be completely truthful.

Any issues they bring to the light can then be discussed and tackled together.



DO NOT FAIL TO PREPARE

Many schools will issue lists of uniform requirements and items children will need to take with them on their first day.

Ensure you locate this list and work through it as early as possible. Leaving this to the last minute will add unnecessary stress on both yourself and your child.

If you have not received such a list, consider checking social media channels for any potential 'parent group pages' for your child's respective school.

There will regularly be discussions each year amongst the parents on these pages of what is needed and how they can prepare for the new year.

START TO ADD A BIT OF STRUCTURE

While the summer holidays are designed to help children relax and have fun, do not forget that it will end one day.

Try to have as much fun as you can but if you can begin to reintroduce a bit of structure to the day, particularly towards the end of the summer, then this will make a world of difference.

If no boundaries have been set throughout the six weeks, children will very quickly get used to late nights and sleeping in the following day. Suddenly, when they are expected to be awake, dressed and in school between 8am and 9am every morning, before being tucked into bed at a

reasonable time ready for another big day, they may find this transition very hard.

Consider reintroducing bed times during the last week or two of the holiday and ensure your little ones wake up at a reasonable time.

For any children who are particularly anxious, you may even want to consider introducing some structure to your days to mirror what they can expect when they are at school.

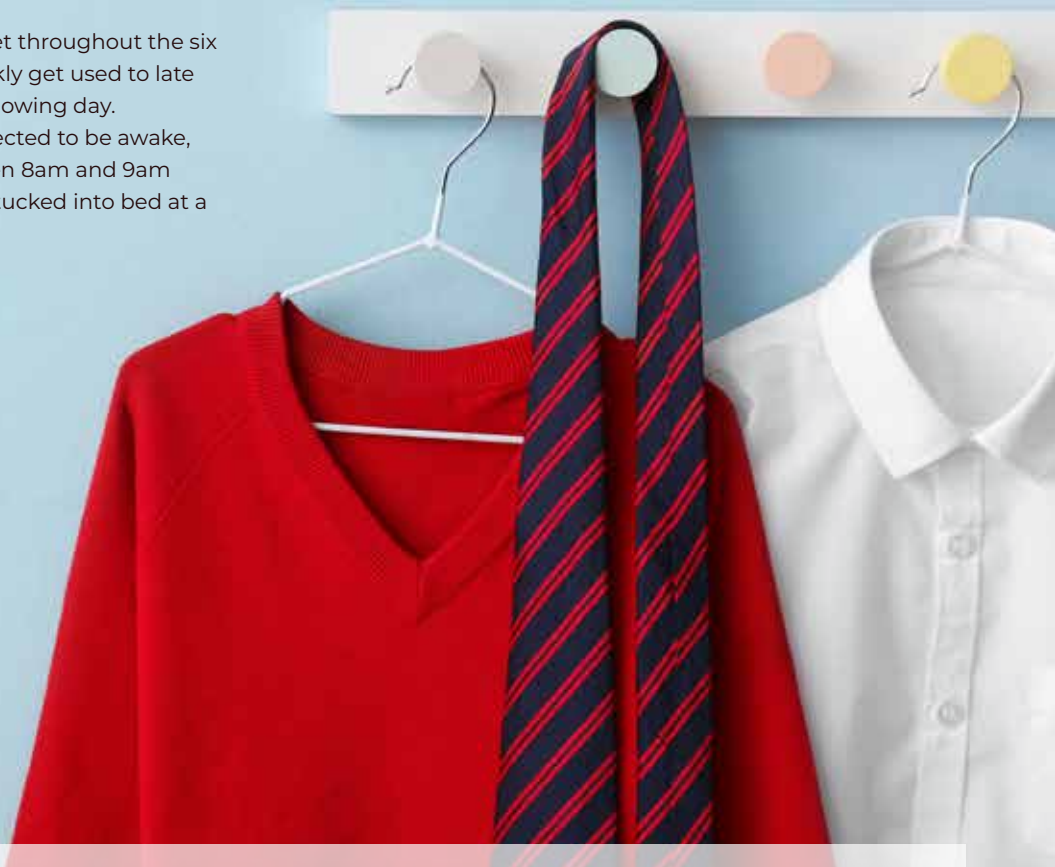
Regular times for lunch, quiet times in the afternoon or even set nap times for children of a certain age, can help them to become familiar with doing a certain activity each day at the same time.

PRACTICE MAKES PERFECT

Towards the end of the summer you could even try out a complete test run of the school run routine.

Wake your child up at the time they will need to on a daily basis for school, get ready, have breakfast and get their bag packed before heading off to school.

This will help you to iron out any issues that may potentially arise so they do not impact you on the big day.



MUST-SEE TV COMING THIS AUTUMN



It's the battle of two epic fantasy series' this autumn

Two epic fantasy franchises go head-to-head this autumn. Lord of the Rings and Game of Thrones are two of the most-beloved fantasy franchises of all time. Both started out as books before their rebirth on TV and the silver screen, and this year, they go into battle on the small screen.

THE HOUSE OF THE DRAGON

The Game of Thrones prequel The House of the Dragon came out at the end of August on HBO Max and Sky Atlantic. It is a prequel series to the original Game of Thrones centering around the Targaryen family based on the 2018 novel Fire and Blood and is set 200-years before the events in Game of Thrones.

In this new series we will see some of the Targaryen family members previously mentioned in the books and TV show and it will showcase the

beginning of the fall for the white-haired rulers of Westeros. A whole new cast will take over from the well-known faces of GOT including Paddy Considine, Olivia Cooke, Rhys Ifans, Milly Alcock, and Matt Smith from Dr Who fame.

The House of the Dragon started on the 21st August 2022 on Sky Atlantic.

THE LORD OF THE RINGS: THE RINGS OF POWER

Before Game of Thrones, Lord of the Rings was the King of epic fantasy. The beloved J.R.R Tolkien epic was turned into three movies in the early 2000s starring Sir Ian McKellen, Viggo Mortensen and Elijah Wood, and a further three-part version of the Hobbit followed later. Tolkien expanded the LOTR universe with the Silmarillion, which told the earlier stories from Middle Earth.

This eight-part series focuses on the earlier stories of Middle Earth and looks at the Second Age. It will show the forging of the Rings of Power, the rise of Sauron and the fall of the island kingdom of Numenor. It is the most expensive TV show ever made and stars Lenny Henry, Morfydd Clark and Robert Aramayo. There will be five seasons starting with this one.

The Lord of the Rings: The Rings of Power starts on the 2nd of September on Amazon Prime Video.

WORLD GRATITUDE DAY

Express gratitude this September and change your life

World Gratitude Day is on the 21st September this year, and for those who are new to this way of thinking, we have put together a short guide for you.

WHAT IS GRATITUDE?

Science has shown that positive thinking really can change your mindset and the outside world for the better. One of the most important parts of positive thinking is gratitude. Gratitude simply means being thankful for the things you have. It can be something as small as being thankful for a kind gesture from someone, or something as big as being thankful that everyone in

your family is healthy. By expressing gratitude, you are sending out positive energy to the Universe and as such receiving it back in kind.

HOW DOES GRATITUDE WORK?

For those not familiar with the Laws of Attraction, basically, the thinking is that whatever you send out into the Universe you get back. So, if you have lots of negative thoughts and aren't happy with the things you have in life that is what the Universe will send you back. One of the simplest ways to send out more positive energy and thus receive more positivity back from the Universe, is by expressing gratitude. Once you have harnessed the power of gratitude you can then move onto attempting to manifest new things into your world.

WHAT IS MANIFESTATION?

Manifestation is the act of creating things and attracting the things you want into your world. This could be a pay rise at work, or a new relationship, or a material object you have always wanted. By setting your mind on something specific, and it must be specific according to the experts, and then expressing gratitude to send out positive messages to the Universe, and having no doubts that you will get what you want, then surely it must happen. However, there is a caveat, there will still be hard work involved alongside the positivity and gratitude. For example, just wishing for a pay rise, while doing a poor job, won't get you a pay rise.

GETTING STARTED WITH GRATITUDE



Every evening, before bed, write down ten things you were grateful for that day.



Take five minutes out in the middle of your day to remove stress.



Envision what you want and be very specific.



If you find yourself thinking negatively, go somewhere quiet and recreate happy memories.



To want something is not being selfish, it is natural.



NUTRITIOUS SCHOOL LUNCH IDEAS

Children love the summer - not least because of the weeks and weeks they get to have without going to school.

However, parents and carers will spend the summer with a thought at the back of their mind that they need to start planning for the big "return to school" rush that will inevitably come towards the end of August.

Running around to get shirts ironed, a new pencil case of stationary put together and new school jumpers or blazers bought, then you may think about lunch.

It can be incredibly easy to let standards slip when putting together a packed lunch for your children to take to school.

with them to enjoy alongside their peers at the mid-point of their long day can have a number of benefits.

Obviously eating well each day can help to improve the long term health of your child, while introducing good eating habits while they are young will put them in good stead for when they grow up.

A healthy and well balanced lunch will also ensure they have enough energy and can improve their mood to last them throughout the rest of the day so they can get the most of the lessons they have in the afternoon.

Make sure whatever they are packing in their lunchboxes are good for them

KEEP IT VARIED

An important way of keeping your child interested in their lunch, even without the over sugary and salty treats they may want, is to keep it varied.

IMPORTANCE OF A HEALTHY LUNCH

Ensuring they are taking nutritious and tasty food

If they open up their box or bag at lunch to be greeted with the same food every day, five days a week, then of course they will eventually get bored of it and will inevitably not eat it.

Mix up what you pack for them, which can also be a great way of slowly introducing healthy foods for those who are not willing to give up their chocolate and crisps at first.



A VERSATILE PASTA SALAD BOX

A very good choice for your child's daily lunchbox can be a pasta salad. The most important part of this offering is how versatile a pasta salad can be, ensuring you can mix up the recipe to please even the pickiest palate.

Here is recipe for quite a simple pasta salad that you can make from scratch in less than 30 minutes to make four portions.

Ingredients

400g pasta
4-5 tbsp of fresh pesto
1tbsp mayonnaise
2tbsp Greek yoghurt
1/2 lemon, juiced
200g mixed cooked veg, such as green beans, courgette or peas
100g cherry tomatoes
200g protein, such as prawns, cooked chicken, egg or cheese

1. Boil the pasta until it is al dente, before draining and adding to a bowl. Stir in the pesto and leave this to cool.
2. Once the pasta has cooled, stir in the mayonnaise, yoghurt, lemon juice and your choice of vegetables. Spoon the mixture into four separate lunchboxes ready for the week and add the protein on top. Leave to chill completely before popping in the fridge.

SNACK ON DELICIOUS HEALTHY DOUGHNUT ALTERNATIVE

Most children will be looking for a sweet treat in their lunchbox, so follow this recipe to create "apple doughnuts".

Ingredients

150g soft cheese
2tsp honey
3 apples
Coloured sprinkles to decorate

1. Mix together the soft cheese with the honey and then leave the mixture to the side. Peel all the apples and slice each through the core into around five rings that are around 1cm thick. Take out the middle of each slice, to create a doughnut shape. Dry the slices by patting them down.
2. Top each slice with your sweetened soft cheese mix and decorate with the sprinkles to finish them off.

IDEAS FOR YOUR TEENAGE CHILD'S LUNCHBOX

If packing a lunchbox for your teenager, make sure you get it right as they will have more freedom as they get older to purchase unhealthy alternatives from elsewhere if they are not satisfied by what you have given them.

A number of healthy fats can be packed to make sure they are not still hungry at the end of the day, such as mixed nuts, peanut butter sandwiches, hard-boiled eggs, cheeses and even hummus.

Wholegrain breads, crackers and wraps can be combined with a deli protein, like tuna, ham or turkey slices, to create a delicious midday meal.





SEPTEMBER GARDENING GUIDE



Prepare for next
year, this month

This season is coming to a close. Hopefully, you have an abundance of vegetables still to harvest, and fingers-crossed you had a wonderful show in your borders during the summer. Depending on the weather, you may still have wonderful flowers in your garden before the weather finally turns, which is great news for cuttings next year.

Here is our selection of September jobs to get on top of your plot this month.

HARVEST

September is the month for bumper harvests. Fruits and vegetables should have an abundance of sweet and savoury treats, but one question often asked is, 'When do I know my harvest is ready to pick?' We aim to answer that question for you now.

Onions from the garden are amazing. To tell if your onions are ready to harvest, check the leaves and stems. If the leaves are yellow and the stems bend over, they are ready to be carefully lifted with a fork and left in a warm, dry spot for a couple of weeks before storing.

Tomatoes are fairly obvious regarding harvesting, and you should have an abundance of bright red fruits by now. If, however, you still have a fair amount of green fruits, remove some foliage so the sunlight can get to them.

Maincrop potatoes are ready to harvest from late August into October. To ensure a good-sized crop with large potatoes, wait for the foliage to turn yellow, then cut it off. Leave the potatoes in the ground for a further two weeks before digging up your spuds.

CUTTINGS

September is a great time to take cuttings. A cutting is a piece of a plant you have snipped off and put into compost, hoping to grow new roots, and if they work, you will have created a new plant ready for next year. A cutting is an exact replica of the mother plant, so is perfect for any flowers you were fond of over the summer. They will also help ensure you don't lose any plants if we have an especially cold winter.

Half-hardy perennials and tender shrubs are the easiest to take successful semi-ripe cuttings from and will massively increase your stock of plants, with no need for nursery visits next spring. Below is a selection of some plants that are perfect for taking cuttings.

- **Lavender**
- **Hebe**
- **Fuchsia**
- **Geraniums**
- **Salvia**
- **Verbena**



WHAT TO PLANT

Sowing seeds in September of certain flowers and vegetables can guarantee an early bloom/harvest next spring. Hardy annuals and certain veg are perfect to be planted now. For hardy annuals, depending on the weather, you will need a greenhouse or a warm windowsill to get the plants to germinate before potting them on, and then eventually putting them in their final spot in the garden.

VEGETABLES

Broad beans and peas sown in autumn gives plants a chance to establish over the winter, which will lead to an earlier crop next year. However, depending on frosts, please make sure you have horticultural fleece to protect the plants during hard frosts or snow.

Onions and garlic are perfect autumn veg to sow now. You will ideally want a veg bed of some sort to ensure a good-sized harvest. Simply create drills into some well-prepared beds, and then plant the bulbs/cloves 2.5cm deep and 25 cm apart. Shoots should appear over winter and then put on fresh growth in the spring.



FLOWERS

It's not just veg that you can start growing now. By sowing some flowers early, you will get an earlier bloom next year. English marigolds (calendula) are easy to grow, and if sown now, should flower from May onwards. You can sow these directly where you want them or start them in pots in a greenhouse or on a windowsill.

Nigella Love-in-a-Mist is a stunning plant with wonderful foliage and beautiful flowers which can be cut for arrangements. Again, you can sow these directly where you want them to grow or in pots in a greenhouse for planting out later. They do like a sunny, well-draining site, so check that the border you want to put them in meets these requirements.



WHAT TO PLANT

TIPS FOR SAVING MONEY ON YOUR HEATING

The colder months are coming and your heating is going to be back up and running again

With autumn just around the corner, getting prepared now with your heating appliances in the home could mean saving a lot of money in the long run, so it's never too early to get organised.

YOUR BOILER

Whether or not your boiler is fit enough to last you until spring, you could be saving money on your boiler. If the boiler is over ten years old, it is likely to be less efficient than its more contemporary, superior alternative models, which save homeowners a lot more money in the long run. Condensing boilers are usually considered more efficient than standard efficiency boilers, so it's also worth checking this out, as the latter are rarely over 80% efficient and you could be paying more than you need to on your bills as a result. Getting an annual boiler service can help make sure the boiler maintains its maximum efficiency for longer.

Finally, if your boiler doesn't have cover, and it breaks down in the middle of Winter, this could cost you a lot of needless fees to pay for temporary heating solutions in place of your faulty boiler. Looking at homeowner care plans and boiler cover could save you significant funds long term.

THERMOSTAT

Simply turning down your thermostat is one obvious and very helpful thing you can do to bring heating costs down, but upgrading your thermostat altogether can be even more cost-effective long term. If you have an old-style thermostat then you may find that there's a 3-5°C delay in your boiler communicating with your thermostat, which results in your home losing heat but at the same cost. Upgrading to a modern thermostat could be more accurate and save you some money by preventing energy and save you some money by heating time being wasted.

SOLAR POWER

Solar power can generally help save you money because the more the price of electricity rises, the more you will be saving. By using solar energy you will reduce your dependence from conventional energy sources and will not have to face constantly increasing energy bills. Switching to solar power can be one of the most cost-effective moves you can make as a homeowner, and can also add significant value to your home.

Save

Condensing boilers are usually considered more efficient than standard efficiency boilers, so it's also worth checking this out, as the latter are rarely over 80% efficient and you could be paying more than you need to on your bills as a result.

AUTUMN MOVIE PREVIEWS

Blockbusters to look out for over the next few months!

If you're after anticipation, excitement and entertainment, we don't think there's anything better than the cinema. From the moment they announce a new film in our favourite franchise, or we see a trailer for an amazing one-off movie, we can't help but restlessly await its release. Heading to our local movie theatre with family or friends, sitting in the comfy chairs and getting lost in the atmosphere is an experience with timeless appeal. We really hope you're as excited as we are about these huge upcoming releases!

30th SEPTEMBER - **SMILE**

Parker Finn directs this new psychological horror in his feature film debut. Dr. Rose Cotter, played by Sosie Bacon, starts experiencing inexplicable and terrifying occurrences after witnessing a traumatic event involving a patient. The only way to escape this awful new reality seems to be to confront her troubling past.

7th OCTOBER - **THE WOMAN KING**

An epic tale based on the true story of the Agojie, an all-female group of warriors who defended the African Kingdom of Dahomey in the 1800s. General Nanisca (Viola Davis) must train up the newest generation of fighters as an imminent threat looms on the horizon. They will need their historically unmatched fierceness if they are to protect their way of life.

14th OCTOBER - **LYLE, LYLE, CROCODILE**

Adapted from the 1965 children's book by Bernard Waber, this musical comedy follows the young Josh Primm as he struggles to fit in after his family moves to New York City. To his surprise, the first friend he makes is living in the attic of his new home—and is also a singing saltwater crocodile (voiced by Shawn Mendes). Josh and his new reptilian friend Lyle must work together with Lyle's charismatic owner to save the croc from the evil Mr Grumps, and dispel the stigma of being a musical crocodile and making human friends!

11th NOVEMBER - **BLACK PANTHER: WAKANDA FOREVER**

The much-anticipated sequel to Marvel's 2018 hit, starring Lupita Nyong'o and other returning names. Not much is known about the plot, but it is safe to assume that it will be an important continuation of the Marvel Cinematic Universe, being part of Stage Four along with recent films such as Thor: Love and Thunder. Fans of the original Black Panther film and the MCU won't want to miss this.



BMW PGA CHAMPIONSHIP 2022 PREVIEW



The European Tour's flagship event starts on the 6th September

With all the talk recently about the breakaway LIV Golf league, it's great for the European Tour's flagship event to return this year at the Wentworth Club, London. Not only will the Championship feature some of the best golfers in the world, but it also features the Pro-Am, with huge stars from entertainment and sport showcasing their own skills over 18 holes.

LOCATION

Wentworth was originally a private residence for the extended family of the Duke of Wellington. In 1922, Walter George Tarrant, a master builder, established the clubhouse and grounds of the Wentworth Club. Legendary golf architect, Harry Colt, designed the East and West courses in the 1920s, and later, Gary Player, John Jacobs and Bernard Gallacher designed the Edinburgh course.

More recently, in 2009-2010, the West Course underwent an extensive modernisation programme, including

the construction of 18 new greens which were the first in England to benefit from SubAir technology. At the same time, the greenside and fairway bunkers were remodelled and replaced with trickier ones.

HISTORY

Founded in 1955 by the Professional Golfers' Association, the BMW PGA Championship is the most prestigious event on the European Tour. Previously, the flagship event of the Tour used to be rotated on several of Britain's best courses, before moving permanently to West Course at Wentworth in 1984. Since 2005, the championship has

been under the BMW umbrella and has grown in stature ever since, with players comparing it to the atmosphere at major tournaments. The list of previous winners is akin to a who's who of great golfers. Sir Nick Faldo, Colin Montgomerie, Bernhard Langer, Seve Ballesteros, Ian Woosnam and Jose Maria Olazabal are just some of the previous winners.

2022 PLAYERS

Last year, Billy Horschel won with seven birdies and no dropped shots to become the first American to win an event in the prestigious Rolex series. Horschel is due to play again this year, as are previous winners Tyrrell Hatton and 2019 winner

Danny Willet.

World No.2 and 2021 Open champion John Rahm, alongside 2022 US Open champion Matt Fitzpatrick will be there as will Rory McIlroy who is returning to the tournament for the first time since 2019. In the PRO-AM, British F1 superstar Lando Norris is joined by Niall Horan of One Direction fame, alongside Tom (Draco Malfoy) Felton and TV personality Vernon Kay.

The full official entry list hasn't been confirmed at the time of writing, but can

be found here closer to the time - <https://www.europeantour.com/dpworld-tour/bmw-pga-championship-2022/entry-list>

TEE TIMES

The main tournament will run from Thursday the 8th Sept to Sunday 11th Sept with the action getting underway at approximately 6.40am with the final group out at 2.45pm.

The PRO-AM will follow the main tournament practice day on Wednesday the 7th Sept. The morning group will

start from 8am (tbc) while the afternoon groups will go out 1.15pm

For the confirmed tee times closer to the date follow this link - <https://www.europeantour.com/dpworld-tour/bmw-pga-championship-2022/tee-times?round=1>

To watch the BMW PGA Championship live you will need a Sky Sports Golf subscription.



Bishy Barny Bee Gardens, Swaffham

£299,950



Situated on a popular recent development on the outskirts of Swaffham, Longsons are delighted to bring to the market this well presented modern three bedroom detached house. This superb property offers modern kitchen/breakfast room with integral appliances, en-suite shower room, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - info@longsons.co.uk

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Elizabeth Drive, Necton

£290,000



Situated on a corner plot in the very popular and well serviced village of Necton, Longsons are delighted to bring to the market this detached three bedroom house. The property offers garage, parking to the front along with gated parking to the rear if required, gardens, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - info@longsons.co.uk

Salhouse Drive, Swaffham

£280,000



CHAIN FREE! Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this detached three bedroom house. The property offers garage, parking, gardens, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - info@longsons.co.uk

Providence Terrace, Swaffham

£260,000



Situated within easy reach of Swaffham town centre Longsons are delighted to bring to the market this well presented spacious mid terrace period three bedroom house. The property benefits from many character features including exposed wooden floorboards and wood burning stove along with modern kitchen, four piece bathroom suite and shower room. Also on offer is a basement, two reception rooms, kitchen/breakfast room, gardens, parking, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - info@longsons.co.uk

Montagu Close, Swaffham

OIEO £210,000



Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this semi-detached two bedroom bungalow. The property offers garage, parking, garden room, two toilets, gardens, gas central heating and UPVC double glazing.

SWAFFHAM - 01760 721389 - info@longsons.co.uk

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Mosquito Close, Carbrooke

OIEO £375,000



Completed in approx 2019 and situated on the edge of this popular residential area in Carbrooke enjoying farmland views, Longsons are delighted to bring to the market this detached 4 bedroom house. This superb family home offers the remainder of the NHBC warranty along with 2 reception rooms, modern kitchen/dining room, en-suite shower room to master bedroom, ground floor WC and garage!

WATTON - 01953 883474 - watton@longsons.co.uk

Blenheim Way, Watton

£375,000



Situated within this established residential area in the Norfolk town of Watton, Longsons are delighted to bring to the market this very well presented family home. This fantastic house spread over 3 floors offers 5 bedrooms with master en-suite, 2 reception rooms, conservatory, utility room, cloakroom with WC & family bathroom, gardens and double garage!

WATTON - 01953 883474 - watton@longsons.co.uk

Byfords Way, Watton

£390,000



Situated on the edge of Watton town centre, Longsons are delighted to bring to the market this well presented, modern four bedroom detached house. Completed in 2017 by the well respected Hopkins Homes, this superb property offers the remainder of its NHBC warranty and also offers two reception rooms, modern kitchen/dining room, en-suite shower room to master bedroom, driveway, garage, gardens and gas central heating.

WATTON - 01953 883474 - watton@longsons.co.uk

School view, Caston

£550,000



Backing onto open farmland, situated in a cul-de-sac location on a modern development in the popular Norfolk village of Caston, Longsons are delighted to bring to the market this superb spacious linked detached four bedroom house. The property offers lounge with log burning stove, kitchen/dining room, four double bedrooms, two en-suites and a ground floor shower room, extensive gardens with large porcelain patio, double garage, parking, utility cupboard, central heating and UPVC double glazing.

WATTON - 01953 883474 - watton@longsons.co.uk

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Tottington Road, Little Cressingham

Guide Price **£575,000**



Situated within the rural village of Little Cressingham, Longsons are delighted to bring to the market this wonderful 4 bedroom character cottage. This delightful brick and flint property boasts lounge with feature fireplace, exposed beams, modern kitchen with utility room, garden room enjoying views over the garden, en suite shower room to master bedroom, solar PV and ample parking!

WATTON - 01953 883474 - 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

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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

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

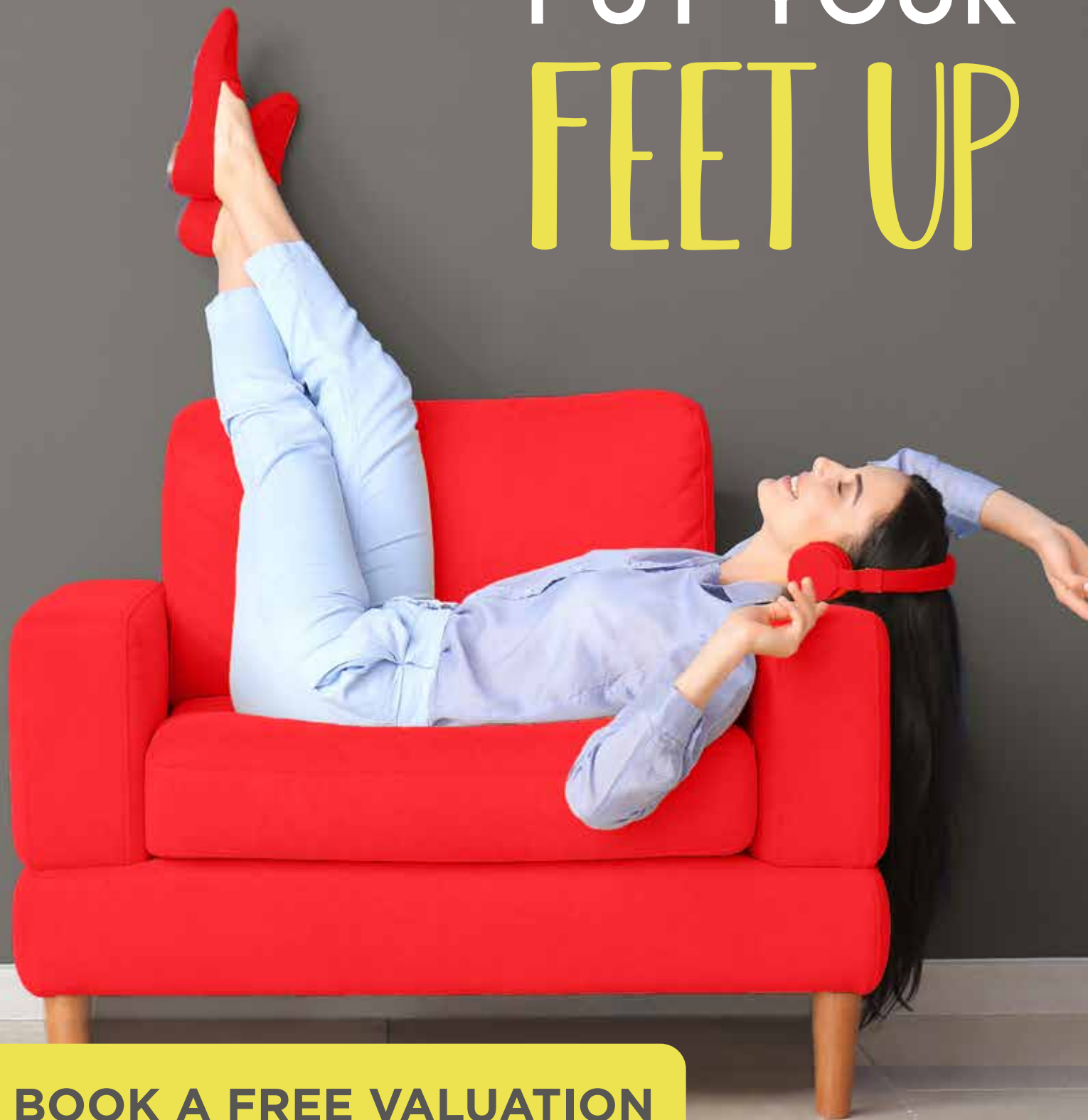
- Prepare for the arrival of the removal company and give them directions/your contact details
- Ensure everything is ready to move
- Record meter readings

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!



TIME TO PUT YOUR FEET UP



BOOK A FREE VALUATION

[longsons.co.uk](https://www.longsons.co.uk)

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