

PROPERTY NEWS



AUTUMN HALF TERM IDEAS

UK BASED HALF TERM HOLIDAY IDEAS FOR THE KIDS

DIY HALLOWEEN

CREATE YOUR OWN SPOOKY HALLOWEEN DECORATIONS

HALLOWEEN RECIPES

SERVE UP THESE DELICIOUS, YET SPOOKY, TREATS

MONTHLY GARDENING

THIS MONTH, PREPARE YOUR GARDEN FOR WINTER

WINTER TRAVEL

WINTER SUN OR THE SLOPES, WHICH WILL YOU CHOOSE?

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Now the summer is coming to an end, and the kids are back at school, thoughts will again turn to selling and buying a home in time to move before December. Three months may seem like plenty of time to go through the process, but with it being such a busy time for the property market, it is best to be prepared.

VALUATION

Having a valuation on your property is the first step to moving home. Ideally, you should do this before you even start looking for your dream property. Having an idea of your property's value will help your bank or financial advisor confirm what you can afford moving forward and will also help an estate agent get viewers lined up early. At the same time, you will also be ready to pull the trigger on getting photos taken and getting listed on the major property portals and estate agent's websites.

GETTING LISTED EARLY

Most estate agents run a no sale no fee contract, so putting your property on the market before you have found your new property isn't as risky as it sounds on paper (just check your contract for full details) and it means that when you find your perfect property you are already in a good place to make a proceedable offer.

Having an early valuation will help your bank or financial advisor confirm how much mortgage you have to pay off

WELCOME TO THE OCTOBER ISSUE!

It's October. Autumn is upon us meaning darker mornings, earlier evenings and the heating being turned back on. We love this month. It's the perfect excuse to get cosy in your pjs and snuggle up in front of the TV, and with Halloween at the end of the month, on pages 6 and 7 you will find some devilishly good recipes and ghoulishly terrifying movies.

Meanwhile, on pages 4&5 we have our guide to some of the best DIY Halloween decoration you can create yourselves. It's the last chance to get on the property market to try and get your purchase and sale through before Christmas, so on pages 2&3 we have put together some hints and tips to help you with your move. It doesn't feel five-minutes since the kids returned to school, and here we are with half-term already.

On pages 8&9 we look at some UK holiday ideas for the whole family, while for those of you with green fingers, on pages 10&11 we have our usual monthly gardening guide. October is full of national days, and on pages 12&13 we look at some of the big ones, while on pages 14&15 we have a preview of the WTA Tennis finals and a guide on Winter travel ideas.

Of course, we are all still in shock about Queen Elizabeth II, so we have also got a feature looking back over her life.

So light the fire, snuggle up and join us in a chorus of God save the King!

Jonathan Wheatley
Editor

MOVE HOME BEFORE CHRISTMAS

Getting your property on the market early will help get you moved before the festive season

A proceedable offer means that you are in a position to move already, for example, you are already under offer and have your finances sorted.

Imagine you are selling your own home, and someone makes an offer, yet they need to sell their own home and aren't even on the market yet, compared to someone else making an offer who is already on the market and has had someone offer on their property. Whose offer are you going to choose? The one that is already sold. So, to avoid missing out on your dream home, it always makes sense to market your property first before finding.

VIEWINGS

Keep your home neat and tidy ready for viewings straight away. Giving your agent a key takes away the need for you to always be there when a viewing is on and will give you a better chance of selling your property. Likewise, don't be fussy when it comes to taking viewings, always make yourself and your home available to ensure a fast sale. We all lead busy lives, so having the ability to be flexible can be a real help.

GET YOUR FINANCES SORTED

Knowing what you can afford is a huge bonus when it comes to looking for a property. Why would you even start looking at properties without knowing what you could afford? Having an early valuation will help your bank or financial advisor confirm how much mortgage you have to pay off, while also

giving you an idea of what you can borrow. When you have a rough figure, you can start scouring the property market. You can also make the decision whether you want somewhere that is ready to move in, or somewhere that needs a bit of work.

GET REGISTERED AT ESTATE AGENTS

If you want to get ahead of the game in your property search, you will want to register with as many estate agents as possible. These agents will know what position you are in and may well give you a heads-up when a property that matches your search becomes available way before you even see it on Rightmove.

SORT OUT YOUR CONVEYANCING

When you start the process of moving home, you will need conveyancing. This is where the process can go fast or slow. Don't pick the cheapest or first conveyancers you find, otherwise you may find yourself doing a lot of the legwork yourself and falling behind in timescales. Likewise, when your conveyancers ask you to do something such as paperwork, prioritise to do it ASAP. You don't want to be responsible for slowing down a property chain, as it can be very annoying for others, and can even lead to some sales falling through. So, if there is one piece of advice to give to keep a property sale and purchase going smoothly, it would be to do all conveyancing in a timely manner.



HALLOWEEN DECORATIONS

Ditch the supermarket props and create your own spooky decorations this Halloween!

For many, Halloween is one of the most exciting holidays of the year. This is because it provides such a contrast to our everyday life; it's the one day a year we can celebrate the spooky and scary.

If, like us, you enjoy going all out and decorating the house from top to bottom, you'll need a great variety of decorations to create the perfect (temporarily) haunted house. However, sometimes the standard products you can find in shops just don't do the trick, and buying lots of them can get expensive. So, we've put our thinking caps on and come up with a few DIY decoration ideas that will transform your Halloween!

WINDOW AND WALL BATS

One of the first things we think of upon hearing the word Halloween is bats. They're associated with haunted houses, vampires and the night, so they're the perfect symbol for the spooky season. It's also very easy to identify them at first glance, so we think they make wonderful decorations too. Here's a simple idea that produces great results:

👻 Draw or print off a bat shape to use as a template.

- 👻 On black card, draw around the template in pencil or white/silver pen.
- 👻 Cut it out and repeat!

If you're feeling confident, you can stack sheets of card and carefully cut multiple bats out at once. Just be mindful of waste and try to fit as many bats onto one sheet of card as you can. These are perfect for sticking to windows and doors using adhesive tack, as long as there's no risk of damaging the surface. Stick them all over the house to make it feel alive with the quintessential critters!

TOILET ROLL PUMPKINS

Hear us out on this one—it really works. If you want to break from tradition, or can't find suitable pumpkins this year, try making some of these little guys. They look amazing scattered about the garden at night, and you can't even tell what they are if it's dark enough.

- 👻 Save up the inner tube of toilet or kitchen roll.
- 👻 Carefully cut patterns or eyes into the side.
- 👻 When it's dark, place them over an LED tea light and see your design come to life, just like a pumpkin.



While they're a little harder to come by, electric tea lights are much safer to use for this decoration than traditional candles, as it eliminates the risk of the tube catching fire and endangering your surroundings. These still do the job; group them together to display everyone's designs at once, or place them individually around the garden to make it look like eyes are watching from the shadows. It's also a great way to upcycle some everyday household waste into a unique and effective decoration.

HOMEMADE GHOSTS

We have two ideas for ghost decorations, one easy and one a little more time-consuming. Both are worth giving a go, as the traditional white-sheeted ghost is perhaps the most iconic Halloween symbol there is!

Mini Conker Ghosts:

Place a conker or similar round item in the middle of a sheet of kitchen roll.

- 👻 Hold the conker through the sheet and bring in all sides to meet in the middle.
- 👻 Tie an elastic band just above the conker to keep it in place. It

should now resemble a shuttlecock.

Flip it so the conker is on top. Use a felt-tip pen to draw eyes on the kitchen roll surrounding the conker, and there you have it.

Large Shirt Ghosts:

Get an old white shirt (think school uniform) and make rough cuts all over, to make it look old and torn.

- 👻 Cut circles out of old white material, sew them together at the edges and turn inside out to make a round pillowcase-like piece, leaving one edge open.
- 👻 Using a fabric marker, draw your ghost's face onto this piece. It will look better if you treat the open edge like a neck when you draw.
- 👻 Stuff this with old socks, material, paper—anything you think might work. Sew it closed.
- 👻 Sew or glue the raggedy shirt onto the bottom of the head, and that's it!

You could attach a string to the back of the ghost's head so you can hang them up! We've seen this before, with the ghost dangling over the stairwell from an upstairs bannister. Everyone loved it, as it looks great as a decoration and is an impressive piece of DIY crafting.





THRILLING HALLOWEEN MOVIES

Nothing quite beats the thrill of a horror film on the scariest night of the year

With the summer drawing to a close, many will look ahead to what we have left to look forward to this year. One of the major upcoming holidays is by far the spookiest of them all - Halloween.

The October holiday will see children up and down the country don creepy outfits and head out to trick or treat, join in themed parties and just have fun.

Horror films are always a fantastic way to get into the mood for Halloween and each year new and increasingly creepy flicks are released to ensure there is always something to see.

Here are a couple of suggestions for films either coming out this year or are streaming online that will leave you with goosebumps.

HALLOWEEN ENDS

Few horror film franchises are as memorable or iconic as Halloween. The American slasher series of films is ending with this year's new release, Halloween Ends.

The first film, titled Halloween, came out all the way back in 1978 and introduced audiences across the globe to Michael Myers. Halloween

Ends, which will be released in the United Kingdom on Friday, October 14, is set four years after the events of Halloween Kills, which came out in 2021.

This film will feature several well-known names, including Jamie Lee Curtis, Will Patton and Kyle Richards.

So for those heading out to a film screening this Halloween for a fright, few flicks are going to match the horrors that come hand-in-hand with a film from the Halloween series.

ANTLERS

For those staying at home this Halloween and want to put a spooky film on the television, there are a number streaming on Sky.

One worth a watch is the 2021 horror film Antlers. Set in an isolated Oregon town, Antlers follows a middle school teacher and her sheriff brother who become mixed up with a student with dark secrets which leads them to encounter an ancestral creature.

Few flicks are going to match the horrors that come hand-in-hand with a film from the Halloween series

SWEET TREATS & GHOULISH GRUB

Level up your Halloween plans by serving up these delicious yet spooky, treats

Are you preparing for a Halloween party this year? Make sure your event stands out with some ghoulishly delicious and unique recipes. Making sure your diners receive an equally delicious, yet thought-provoking, bite to eat can be tricky, so here are a couple of creepy recipes you could attempt to make.

100g madeira cake
100g Oreo cookies
100g milk chocolate
200g white chocolate
Smarties and icing pens to decorate
10 wooden skewers

EYEBALL CAKE POPS

Break up the cake and cookies into a food processor, before pouring in the melted milk chocolate and mix.

Roll the mixture into 10 walnut-sized balls and leave to chill for two hours.

Push a skewer into each ball, then spoon over the melted white chocolate so the cake pops are completely covered.

Press a Smartie onto the surface to create a pupil, then leave to allow the chocolate to set again. Use the icing pens to add details to the eye and red lines for veins.

Halloween cake pops recipe | BBC Good Food



320g ready-roll shortcrust pastry
Four egg yolks and one egg white
400ml milk
35g golden caster sugar
One tbsp plain flour
Five cubes of green jelly
Three kiwi fruits

KIWI 'SLIME' PIES

Preheat the oven to 190c/170c fan/gas 5. Split the pastry into eight pieces and roll each until large enough to line deep 7-8cm tartlet tins. Line each tin with the pastry, leaving a little sticking up above the rims, then line with paper cases and baking beans. Place the tins on a baking tray and bake for 10 minutes. Remove the paper and beans and brush with the egg white and bake for a further 10 minutes, before leaving to cool.

Bring the milk almost to the boil in a pan then remove from the heat. Whisk together the egg yolks, sugar and flour in a bowl until fluffy. Pour a third of the hot milk in and slowly whisk, then add the remaining milk.

Add the mixture to the pan and slowly bring to the boil until thick and custard-like. Reduce the heat and simmer for two minutes, before stirring in the jelly. Leave to cool, then divide between the baked tart cases. Decorate the top of each with a slice of kiwi and enjoy.

Kiwi slime pies recipe | BBC Good Food



AUTUMN HALF TERM IDEAS

Struggling to think of ways to keep the kids entertained?
Let's look at some UK-based activities for the Autumn Half Term!



The school year is in full swing for most of us, but that doesn't mean we can afford to sit back and relax without the little ones. The autumn half term approaches as quickly as the start of school came about, and the kids will be keen to make the most of the week off. We know how difficult it can be to spend the full week at home, trying your best to keep them occupied. That's why we've made this little guide to help give you ideas on what to do together. Let's make sure no one in the family gets bored this half term!

DAY OUT DISCOUNTS

Most of the time, spending the day at famous parks and attractions in the UK can get expensive, and that's

not what we want right now. However, a lot of them offer discounted entry or other similar deals year-round. Merlin Entertainments, the company behind attractions such as LEGOLAND Windsor and Alton Towers, are well-known for frequently offering two-for-one entry to a great selection of their attractions, which can be found all around the country. Keep an eye on boxes of Kellogg's cereal, as these can contain codes to redeem the deals. Other products can have the codes too—we've seen people bring empty soap bottles and redeem them for entry! It is always very clear on the packaging whether they include a product in a campaign like this, so keep your eyes peeled.

COTTAGE OR CAMPING

The 'staycation' has become more popular in the last few years, but it need not be treated as a second choice—UK-based getaways make the perfect half term mini holiday! There are beautiful places to stay in every part of the country, with homeowners nationwide putting their properties on sites such as Airbnb (for very reasonable prices if you take a good look!). Staying in a clean house for a few nights could be what everyone needs to break up the monotony of school and work. In the past, our team has stayed in cottages in Devon, Dorset, Norfolk and the Peak District, but as we said, the options are endless!

If staying in a property is looking a bit pricey at the moment, why not look at campsites? There's a good chance that staying in a tent will be easier on the wallet, although it is important to consider what gear you will need to buy beforehand. We love camping because it makes you feel so much closer to nature, physically and spiritually. You're encouraged to get out and explore the area around you thanks to the reduced

space you have compared to your home, which can lead to some great family memories. Camping isn't exclusively pitching a tent in a field, either—we've seen some great sites that are connected to attractions, like Banham Zoo in Norfolk. This way, you get the excitement of staying in a tent as well as some fantastic days out.

The 'staycation' has become more popular in the last few years, but it need not be treated as a second choice

EXPLORING NATURE

Now for something that's completely free! As obvious as it may seem, the humble activity of going for a walk is beneficial in so many ways. If you have an exciting destination in mind, it's a fairly sneaky way to get your child up and moving during a week in which they might feel inclined to stay indoors and do nothing. What's more, fresh air

and natural surroundings do wonders for our mental health. This is especially important now, as we creep ever closer to the dark winter months. School and work can be very stressful, but did you know that some chemicals that plants and trees emit have been proven to relieve stress and improve our mood? To us, that seems like the perfect reason to head out on a stroll through a natural space, even if it's not as green as it was earlier in the year!

Kids love collecting things, so let's tap into that and go on a treasure hunt in nature! They'll love collecting fallen leaves to dry out and compare, or how about finding some pretty fircones to use as decorations for Christmas? They look great in their natural form, or you could brush them with white or silver paint to imitate snow! Finally, if you're lucky enough to know of a good horse chestnut tree, there's nothing more fun than collecting big bags of conkers to keep in bowls around the house—just make sure your kids never try to eat them!





OCTOBER GARDENING GUIDE

Prepare for next spring, now

You may not feel like going into the garden this month, what with the earlier, darker nights and the wetter weather, but it is in fact the perfect time to get prepared for next spring. It is a month to protect tender plants in your borders, and a good time to do some pruning.



PLANT EVERGREEN SHRUBS

Shrubs make up the backbone of any garden, and now is a perfect time to plant them while the soil is damp but still warm. Evergreen shrubs and conifer hedges are the plants that will give your borders shape and height and also provide a welcome sight in the winter with their fresh green foliage. Here is our selection of some of the best evergreen shrubs for your garden.

- **Azalea** – Azaleas are compact evergreen shrubs which are smothered in bright flowers in spring.
- **Bamboo** – Bamboo is a great evergreen shrub which will add height to any garden.
- **Camellia Sinensis** – Camellia Sinensis offers pretty flowers in late winter and early spring when little else is in flower.
- **Daphne** – Daphnes are wonderful all year round, and when in flower they give off the most amazing fragrance.
- **Lavender** – Lavender isn't only great for summer, but winter too with its fragrant evergreen foliage.

PLANT SPRING BULBS

Spring bulbs are one of the easiest ways to offer your garden a colour boost after a long winter. It really is as simple as digging a hole and putting them in; they will do the rest. Spring bulbs are also great when combined with other flowers for a bright, early spring show. Here is our selection of the best spring bulb combinations for your garden.

- **Snowdrops and aconite** – Who doesn't love the sight of snowdrops on a dull winter's day. Combine them with winter aconite for a beautiful colour combination.
- **Cyclamen and hellebore** – Cyclamen offer wonderful shades of pink which when planted with the dusky shades of Helleborus atrorubens give your garden a bit of stylish winter colour.
- **Tulips and daffodils** – How could we miss out these two British favourites. The mix of pale yellows and different flower shapes is sure to make you smile on a winter's day.

CYCLAMEN



DAFFODIL



SNOWDROPS



TULIPS



HELLEBORE



BAMBOO



DAPHNE



AZALEA



CAMELLIA SINESIS



LAVENDER



PROTECT TENDER PERENNIALS

Tender perennials will struggle and maybe even die if temperatures go below -5c so now is the time to protect them. If you have a greenhouse, heated or not, simply dig up the plant, put it into a pot and find a warm spot for it inside your greenhouse. Some plants, such as tender cannas, banana plants and ferns will need a little more protection. The best way to protect these are with horticultural fleece. Wrap the whole plant and tape it up securely. Then bring the plant inside and leave it somewhere warm. A loft is often a perfect place for banana plants.

COLLECT SEEDS FROM HARDY PERENNIALS

Fancy a whole host of seeds ready for sowing in spring, but without the cost from a garden nursery, then now is a great time to collect seeds from hardy perennials in your garden – you could even be cheeky and collect seeds from other people's gardens (with their permission, of course). It really is a simple process. All you need is a brown paper bag and some time. Look out for plants with dried out seedheads, carefully remove these from the main plant and empty the seeds into your brown paper bag before sealing it, labelling it and leaving it somewhere dry over the winter.

UPCOMING NATIONAL DAYS



From Breast Cancer Awareness Month to World Space Week, there is a lot coming up this month to get excited about

October is a month that is filled to the brim with a number of special events and awareness days for a range of notions and themes.

Ranging from a month-long awareness event for breast cancer sufferers to a seven day stretch to look up at the stars for World Space Week, there are several dates that you need to note.

Many of these awareness days are a great way for you to get involved in something new and be part of a bigger picture. Here are just a handful of the events and awareness days that will take place in October in 2022.

WORLD VEGETARIAN DAY

The month will start off in fine style with Saturday, October 1 being World Vegetarian Day.

This day is specially dedicated to those who have left eating meat behind them and adopted a fully vegetarian diet.

World Vegetarian Day will see groups, charities and schools hold specific talks and events to promote the wider benefits that a vegetarian lifestyle can have, including how this can help the environment and personal health.

WALK TO SCHOOL MONTH

October will be a full month dedicated to "Walk to School Month". This will be a

month-long walking challenge targeted at youngsters to make them more active.

This year's event will start on October 1 as parents and carers are encouraged to walk their youngsters to and from school, if possible.

As well as the obvious health benefits, this movement also seeks to educate people on the impact small changes, such as walking instead of driving a car, can have on the world's climate and the wildlife across the globe.

According to Living Streets, the organisation behind the movement, walking to school will also reduce carbon emissions in the long run.

LOCAL RADIO DAY

Local Radio Day will this year take place on Friday, October 21.

This will be the sixth annual edition of this day, with this year's theme being "love your place".

The day, which is organised by the Local Radio Alliance, aims to celebrate and strengthen the connections that local radios up and down the country have with their communities. Local stations will come together on the day to speak more about the benefits they can bring to news, sports, travel and weather in their respective regions.

There are several dates that you need to note



OCTOBER

OCTOBER 1



OCTOBER 4-10

WORLD SPACE WEEK

The globally recognised World Space Week will this year be held from Tuesday, October 4 until Monday, October 10.

This week aims to celebrate space and sustainability, with thousands of participants in more than 90 countries coming together to celebrate how people can improve sustainability both in space and from space.

Space agencies, schools, museums and planetariums across the world will host special education and outreach events for all.

For example, the Space Museum, in South Kensington, London, will have a number of events to mark World Space Week, including 'The Sun: Living With Our Star' and 'Exploring Space'.

NATIONAL BLACK CAT DAY

National Black Cat Day will this year take place on Thursday, October 27. This day was first set up back in 2011 by Cats Protection and aims to celebrate the beauty of black cats.

Statistics show that black and black-and-white cats take longer to find a home when compared to cats of other colours, hence why this specific day was set up.

The campaign encourages people, whether purchasing a kitten or adopting a cat that

needs a new home, to consider picking black felines. Adoption centres, pet stores and animal groups will be holding specific events to promote the beauty that these adorable cats have.



OCTOBER 27

BREAST CANCER AWARENESS MONTH

The whole of October will be dedicated to Breast Cancer Awareness.

During this month, people not only in the United Kingdom, but across the whole world will be showing their support for those affected by breast cancer and increase people's knowledge of the impact of the terrible disease.

A number of different health and cancer-specific charities and organisations will be hosting dedicated events, both in-person and virtually, to mark this special month.

This month will also see 'Wear It Pink Day', for breast cancer awareness.

On 21 October, 2022, people up and down the country will, as the name suggests, wear something pink and make donations to work and school.



OCTOBER 21

OCTOBER 21

OCTOBER TRAVEL GUIDE

There is no stopping globetrotters from seeking adventure

Some will make the most of the cooler weather and do a bit of skiing

The summer holidays may soon be over, but this does not mean you cannot start thinking about your next trip away.

While May to August may be the ideal time for most to enjoy the sun, some may want to continue taking in stunning rays of heat by hopping on a plane and heading closer to the equator.

However, others may instead prefer the idea of jetting off to snowier climates and taking to the slopes.

WINTER SUN IN LANZAROTE

For anyone on the hunt for beautiful sunny weather in October, there are several countries you could visit across the globe.

However, for those who do not wish to spend too long on a plane, then Lanzarote is a superb choice, as it is a roughly four-hour flight away from the United Kingdom. One of the Canary islands, Lanzarote, sits in the Atlantic Ocean.

For those jetting off to Lanzarote in October, they will experience plenty of sunshine for seven hours a day.

Temperatures are typically between 19C and 27C, according to the Met Office,

presenting a comfortable heat for holidaymakers.

Sports lovers will enjoy a visit to the island, with the weather conditions making it a fantastic spot for a range of activities, including the likes of cycling, kite surfing, surfing, diving and even running.

TAKE ON THE SLOPES BY SKIING IN SWITZERLAND

Holidays do not always have to mean long days relaxing on the beach and working on your tan.

Some will make the most of the cooler weather and do a bit of skiing.

The ideal cold weather sport is a fun activity and can be a great centrepiece to surround a holiday around.

For those looking to head on the slopes in October, then look no further than Switzerland. Skiing is not guaranteed anywhere throughout the year and can be impacted if there is heavy snowfall in an area.

Throughout October, Switzerland has two spots where skiing is typically available, including a glacier in Zermatt and a second in Saas-Fee.



This tournament will take place from Monday, October 31 until Sunday, November 6

WTA FINALS

It is known as the pinnacle tournament of the women's tennis sporting calendar

It is almost time for this year's WTA Finals, which will mark the end of a fantastic season of women's tennis.

Tennis fans will not have to wait too long to take in the spectacle, which will attract the top ranking female tennis players from across the globe as they battle it out in the explosive conclusion of the season to be crowned the best.

This tournament will take place from Monday, October 31 until Sunday, November 6 and had been due to be played at Shenzhen Bay Sports Centre, in China, however at the end of 2021 it was announced that all tournaments scheduled to be played in China and Hong Kong would be suspended in 2022 and

will instead be competed elsewhere. The 2021 tournament in Zapopan, Mexico, saw Spaniard Gabine Muguruza defeat Anett Kontaveit, from Estonia, in straight sets, while Czech duo Barbora Krejckova and Katerina Sinikova bested Hsieh Su-Wei and Elise Mertens, from China and Belgium respectively, in the doubles.

HOW WILL A CHAMPION BE CROWNED?

Eight singles players and eight doubles teams will face off in the two competitions at the finals in a round robin style, split into two groups of four.

In the first four days of the event, each player will play the other three

in their group, with the top two advancing to the semi-finals, before the winners of this round progress to the final to battle it out to be crowned number one.

This will be the 51st edition of the singles events and the 46th of the doubles. Players for the singles tournament earn the right to appear at the finals by having their points totals calculated from sixteen tournaments in the year's tennis calendar.

Iga Swiatek, of Poland, has already qualified, while the likes of Ons Jabeur, Jessica Pegula, Simona Halep, Coco Gauff, Daria Kasatkina, Maria Sakkari and Paula Badosa, are all among the favourites to appear.



QUEEN
ELIZABETH II

1926 - 2022



QUEEN ELIZABETH II'S LIFE AND LEGACY AS SHE BECAME MORE THAN JUST A MONARCH

Very few people remember a day when she did not sit on the throne

Queen Elizabeth II is a figure that many of us saw as the leading light of the country for most of our lives. She was born in April 1926 into a world that was unrecognisable to the one that she left on September 8, 2022.

The world's population was just a quarter of what it is today. Life expectancies were drastically lower and King George V, Elizabeth's grandfather, was the King. At this time, Elizabeth was third in line to the throne, behind her Uncle Edward and her father, George VI. Elizabeth was not expected to ever ascend the throne, because of Edward's young age and likelihood of marrying, which would have seen his children precede her in the line of succession. Edward VIII became King in 1936, however, he abdicated later that same year because of his proposed marriage to divorced socialite, Wallis Simpson. This started the reign of Elizabeth's father, George VI. Because of having no male siblings, Elizabeth became the next in line for the throne, therefore she had to be home-schooled, so they formed a Girl Guides company at the palace to help her make friends. During the dark times of the Second World War, Elizabeth made her first public speech as she addressed the children of the Commonwealth, alongside her younger sister Margaret, which included the now famous line, "when peace comes, remember it will be for us, the children of today, to make the world of tomorrow a better and happier place". Just two years after the war, Elizabeth married the love of her life, Lieutenant Philip Mountbatten, at Westminster Abbey in November 1947, and he stood by her side for 70 years until his own death less than 18 months ago, in April 2021. In 1948, the couple welcomed the birth of their first child, who would grow up to become King Charles III. They would have three more children, Princess Anne, Prince Andrew and Prince Edward. When George VI died in 1952, Elizabeth became Queen Elizabeth II, the first Queen of the Commonwealth since Queen Victoria who reigned from 1837 until 1901. Elizabeth had been in Kenya at the time of her father's death, as she was representing the King during a tour because of his declining health.

Elizabeth's coronation was held at Westminster Abbey on June 2, 1953 and was the first to ever be broadcast live on TV and attracted an audience of 27 million people from the United Kingdom, which had a population of just 36 million at the time. Throughout her decades on the throne, Queen Elizabeth II would see a drastic change in the world's landscape, including the end of the British Empire overseas and a reform of the monarchy to engage further with the public and encourage more royal visits and attendances at events. The Queen stood as a mark of consistency and stability for the country, particularly during difficult periods for the world, including the post-war years of uncertainty. She addressed the country on five occasions, outside of her annual Christmas messages, including a broadcast in April 2020 where she spoke about the Coronavirus pandemic and thanked the NHS and frontline workers for their dedication.

A true indicator of Queen Elizabeth II's longevity on the throne was the stark number of Prime Ministers that were in power during her reign. At the time of Her Majesty's coronation, Winston Churchill was PM and just two days before her death, the Queen of England asked Liz Truss to form a new Government, the 15th time she oversaw this process. The likes of Tony Blair, Margaret Thatcher, Harold Macmillan and David Cameron were all in power during the Queen's reign. Major events that Queen Elizabeth II oversaw during her reign of 70 years, which saw her become Britain's longest serving monarch, included man's first walk on the moon in 1969, the Chernobyl disaster, in 1986, the demolition of the Berlin Wall in 1989 and the coronavirus pandemic, which began in 2020. In September 2022, Buckingham Palace revealed doctors were concerned about Her Majesty's declining health and her family travelled to Balmoral Castle, in Scotland to be by her side. Crowds gathered outside Buckingham Palace as her death was announced on September 8, at which point, King Charles III, the Queen's oldest son, ascended the throne, to become the first King of the country for more than 70 years. Thank you, Ma'am, and Rest in Peace. God save the King.

Shouldham Lane, Swaffham

£725,000



Extremely spacious, substantial, five double bedroom house, with four reception rooms situated in a plot approaching approximately 3/4 acre (stms) within easy reach of Swaffham town centre. The property also benefits from separate detached games room with annex potential (stpp) and double garage.

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

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Methwold Road, Whittington

£425,000



NO CHAIN!! SUPERB, SPACIOUS, MODERN, Detached four bedroom house, with really good size gardens situated with field views to front and rear in the popular village of Whittington. This IMMACULATE property offers secure parking and garage, kitchen/dining room and en-suite. Early viewing is a must!

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Vulcan Way, Swaffham

£270,000



Very well presented, recently built semi detached three bedroom house located on the new Pedlars Meadow development. The accommodation is split over three levels and offers modern kitchen/breakfast room, en suite shower room to bedroom 1, side by side parking for 2 vehicles and gas central heating.

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Castleacre Road, Swaffham

£499,995



Superb, spacious extended and fully refurbished detached four bedroom house conveniently situated within easy reach of Swaffham town centre. This fantastic property offers luxury family bathroom, luxury en suite bathroom, large kitchen/breakfast room, ample parking, gardens and gas central heating!

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Cross Cottages, foulden



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Norwich Road, Watton

£260,000



Modern very well presented three bedroom mid terrace house situated on the outskirts of Watton. The property offers a garage, parking, low maintenance gardens, kitchen/dining room, conservatory, gas central heating and UPVC double glazing. Viewing highly recommended.

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

Dereham Road, Watton

£350,000



Extended, three bedroom, detached property situated in the popular market town of Watton. The property offers an entrance hall, ground floor cloakroom, kitchen/breakfast room, dining room, 24'6" living room, three double bedrooms and a spacious four piece bathroom suite. Viewing highly recommended.

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

Ringmere Road, Watton

PIEO £300,000



Extremely well presented detached, three bedroom bungalow situated on a corner plot on the outskirts of Watton in Norfolk. This superb property offers two reception rooms, gardens, shower room, parking, gas central heating and UPVC double glazing. Viewing highly recommended.

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

Saham Toney, Thetford

Guide Price £325,000 - £350,000



A well presented, three bedroom, detached bungalow situated in a popular village of Saham Toney. This property offers three bedrooms, dining room/conservatory, Newly fitted Howdens kitchen, shower room, utility room, rear garden. No Onward Chain.

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

Swaffham - 01760 721389

Watton - 01953 883474

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Watton Green, Thetford

Offers in Excess of £875,000



Longsons are delighted to present to the market this beautiful 4 bedroom detached cottage situated on a plot of 1.75 acres, providing potential equestrian living within the popular market town of Watton. The property boasts it`s own orchard, field views, a stream, working well and Annexe!

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

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**

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

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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 buyers want ”

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

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

Genuine Clutter:

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

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

Items that you want to keep but don't work for the sale of your property:

You may want to consider putting some items in storage while you sell your home. Sometimes items are too large or even too small for some spaces and can make the room look odd. If you want to keep these particular items, then store them until you move into your new home.

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

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

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

Top Tips!



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!



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

Removal company or brave it yourself?

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

Removal companies

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

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

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

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



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

Getting quotes

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

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

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

Top tips for packing

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

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

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

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

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



Let the adventure begin



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Contact us to book a **FREE** property valuation today