

PROPERTY NEWS



KEEPING IT FRESH

HOW TO KEEP BREATHING EASY INDOORS

WEEKEND AWAY
IDEAL WEEKENDS AWAY
THIS MONTH

SEPTEMBER GARDENS
IT'S HARVEST TIME IN
YOUR GARDEN

JAMS & CHUTNEYS
MAKE THE MOST OF YOUR
FRUIT AND VEG HARVEST

FALL TV GUIDE
HOT NEW SHOWS COMING
THIS AUTUMN

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BACK TO SCHOOL

It's that time of the year again, when we prepare our children for the bustle of another school year. But just because the little ones are learning, that doesn't mean that there isn't room for you to expand your mind. So, take a look at some of the learning options available to you.

FANCY A NEW CHALLENGE?

Wanting a change of career shouldn't be a frightening prospect. It should be exciting! And it's never been easier to find ways to add some skills that can enhance your life. Whether you're looking to gain a new degree which will allow a shift in employment prospects, or you simply want the feeling of being back in education, there are a plethora of options to choose from.

The Open University is one such institution which provides a wide selection of courses, and most importantly, permits you to choose your own educational timeline, based on how many hours you wish to study each week. But as well as flexible learning options, The Open University is also a highly-reputable institution with more than 80% of FTSE 100 companies having employed staff who have been trained by The Open University. So, you can be sure that your qualification will hold importance when it comes to gaining a new job.



WELCOME TO THE SEPTEMBER ISSUE!

Autumn officially begins this month, however that doesn't mean the weather isn't still nice. In fact, in recent years, September has been one of the nicer months with more settled weather. It is also a month of change. So, on pages 8&9 you will find our guide on transitioning your wardrobe from Summer to Autumn.

On pages 4&5 we look at different ways to heat your home as the weather changes, and on page 7 we will show you how to bring plants indoors to keep your air clean. Change doesn't just have to happen in your home though, on pages 2&3 we look at adult classes both in your local area and through distance learning that can help you move closer towards your dream career.

Outside, September is a huge month for harvesting your home-grown fruit and veg, on pages 10&11 we have our monthly gardening guide helping you know what to harvest and when and following on from that, this month's recipe feature will give you plenty of ideas of what to do with your harvest.

Completing September's magazine, on page 6 you will find a range of weekends away including spa days and afternoon teas, while we also have a guide to the Ryder Cup and a selection of the hottest new TV coming to your screens this Autumn.

So pour yourself a cuppa, get comfy and enjoy...

Jonathan Wheatley
Editor

And if you're concerned about committing to a three-year course, then think again, because as well as Masters' programmes, The Open University also offers Postgraduate Diplomas, which typically require two years of learning, as well as Postgraduate Certificates, and even Single Modules, which can be completed in a matter of months. Therefore, you can be comforted in the knowledge that gaining qualifications does not mean that your life must be put on hold!

ADD SOME EXPERIENCE

But going back into education isn't just about a career shift. Perhaps you're content in your industry, and simply want to gain some qualifications in order to progress. Or you require some extra education related to your current responsibilities. Well, if that's you, then consider an online course. For example, a visit to uklearns.pearson.com will show a variety of courses you can take in order to get a helping hand. From sectors varying from teacher training, to engineering and accountancy, you will find something that suits and will wow any employer.

But going back into education isn't just about a career shift. Perhaps you're content in your industry, and simply want to gain some qualifications in order to progress.

DO YOUR HOMEWORK

So, if this has convinced you to get back into education, then the last thing you need to do is make sure that you're picking the right course for you. First, be confident in the course you're selecting. Whether it's a six-month set of evening classes, or a three-year Masters degree, do your research and carefully pick the qualification that you're looking to gain. It's not only important with relation to time-management, but also, making sure your finances remain in order.

And secondly, research the quality of your chosen institution, and find out which type of learning you will experience, and what format your assessments will take. If you are looking for face-to-face contact with tutors, then don't get tricked into learning from behind your laptop screen.

CATERING TO YOUR LIFESTYLE

Many people may be put off with the idea of getting back into education because of the time commitment. But this need not be an issue, because you can take control of your own education.

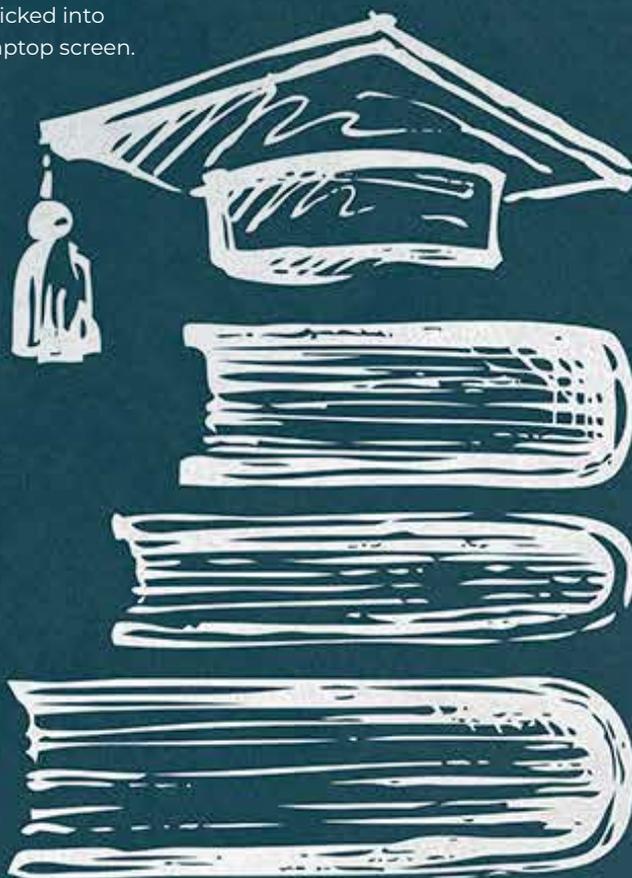
As mentioned earlier, remote universities such as The Open University allow you to choose your learning hours each week. But did you know that your learning doesn't have to be remote? If you prefer face-to-face learning, then take a look at findcourses.co.uk where you can find evening classes, catering to all activities and subjects. You can also filter the classes available, so that you can visit a location near you and make the learning experience even more convenient.



PASSION PROJECT?

Furthering your education doesn't have to be career based though. If you're merely interested in a particular subject or have always wished to study something that was not available to you during your schooldays, then take this opportunity to enroll in a course of your choosing now! For instance, findcourses.co.uk advertises a range of creative options such as art lessons, creative writing clubs, and language classes.

And if you're just wanting a refresher in basic skills, the National Careers Service also provides links to plenty of free learning options, ranging from English, Maths, and IT programmes.



THE HEAT IS ON

There are alternatives to standard gas and electric fires...

Now would be a great time to at least start thinking about preparing for the colder months ahead, and there are many ways to heat your home away from the standard radiator option.



WOOD BURNERS

Wood burning stoves are heating appliances capable of burning dried wood and wood-derived biomass fuel, and generally consist of a metal closed firebox, often lined by fire brick and one or more air controls. They are one of the most stylish and elegant features to warm not just living spaces but dining rooms, family rooms and bedrooms, too. They evoke charm and can radiate a beautiful period touch to your home, and are not only safer than open fires but sometimes more attractive.



A single panel works by allowing photons, or particles of light, to knock electrons free from atoms, ultimately generating a flow of electricity.

Log burners and open fires are not going to be outright banned, but the Government says people will have to buy dry wood or manufactured solid fuels which produce less smoke



OPEN FIRES

Wood burning stoves are fine, but legal limitations will soon be introduced on certain stoves in England to help clean up the air. Log burners and open fires are not going to be outright banned, but the Government says people will have to buy dried wood or manufactured solid fuels which produce less smoke. Burning dry wood produces more heat and less soot than wet wood, helping to reduce emissions by up to 50%. Open fires have their charm, especially in the winter, as reading by a naked flame on a fluffy rug with a mug of cocoa can't be beaten. But it's time to be wiser with what we choose to burn in our flames. As long as that happens, open fires can still be a breathtaking focal point of any home.

SOLAR PANELS

How do solar panels work? Basically, a single panel works by allowing photons, or particles of light, to knock electrons free from atoms, ultimately generating a flow of electricity. Solar panels therefore have zero emissions and are considered extremely environmentally friendly.

Furthermore, solar energy is a form of renewable energy, comprising many smaller units called photovoltaic cells. Investing in a solar power system makes you less reliant on the National Grid for your electricity, and, as an independent energy generator, you can enjoy cheaper electricity throughout the day. If you invest in battery storage you could carry on using solar energy after the sun goes down.

UNDERFLOOR HEATING

The particularly attractive thing about underfloor heating is that everywhere you walk you're going to directly feel the heat. Covering more ground than fireplaces, underfloor heating won't discriminate against any areas of the living space – everywhere will be heated, from the ground up. Water-based underfloor heating generally requires more space for the pipes, and is more complex and costly to install, whereas electric underfloor heating systems tend to be easier and cheaper to fit, but are more expensive to run. There are several other pros and cons for both options, so it's really all about finding out which is the best for you.

ALTERNATIVELY...

Invest in warmer clothes: It might sound like a simple one, but it can be more effective than you think. For example, when you come home from work the home will have been empty, but in the coming hours, with more people inside emitting body heat this will heat the home gradually, and then by the end of the evening will be significantly warmer.

Block up the chimney: Fireplaces, lovely though they are, used to be much more popular than today. If you fall into this category, you may be losing a lot of warm air through your chimney but could retain a lot of that warmth by fitting a chimney balloon or insulator. These are very cheap ways to heat a house without using central heating.

Cover the floorboards: Floorboards are not only poor conductors of heat, but there are usually gaps too, providing a perfect opportunity for heat to escape your living space. Rugs are a fantastic way of preventing against this problem, and can add real charm to your home at the same time.

TAKE A BREAK

It must be time for a kids-free weekend away



Most of us relish a good weekend away, especially away from the kids as much as we adore them, as the commodity of recharging is much sought-after these days. So, here are our ideas for some intimate and adults only weekends away, for small groups and couples.

SPA DAYS

A spa break or day is perfect for couples, or even for an individual. If you're parents, for example, it can be a fantastic way of releasing stress and tension, and allow for that all-important opportunity to recharge. It can also simply be a really effective way for couples to spend some quality time together. Time stands still, and nothing exists but each other. With many spa venues featuring some fine restaurants, there's usually also the opportunity to enjoy a candle-lit dinner, as well the possibility of tackling gyms, pools and even golf courses.

AFTERNOON TEA AND WINE

Afternoon teas are always a winner, especially if you have a sweet tooth. They are fantastic for a small group, but particularly ideal for a couple. If you're celebrating a special

occasion, why not throw in some champagne or prosecco, too? Following up an afternoon tea with a wine tour or tasting session would make the occasion even more special, and will forge memories which could last a lifetime.

THE LAKE DISTRICT

Largely famous for its lakes, forests and mountains, the Lake District is by far the most popular mountainous region in England and possibly even the UK, boasting some truly incredible views and scenery. One of its most endearing qualities, however, is its versatility. It's great for couples looking for a peaceful, or romantic, getaway, but equally terrific for the lone traveller looking to perhaps enjoy the numerous hiking trails in the area.

THEATRE TRIP TO LONDON

If it's a proper, full-on break you're looking for, a one or two-night stay in London would be great particularly if you like the theatre scene. The bright lights and fanciful optimism of the West End district will surely make your soul dance and sing, and seeing some shows, either as a small group (friends, or a double date?) or as a couple would make the stay worthwhile.



If you're celebrating a special occasion, why not throw in some champagne or prosecco, too

KEEPING IT FRESH

How do we breathe easily now the windows are closed?

As we head into autumn, we will soon be spending more and more time indoors. And in this way, it is important that the air we breathe is unpolluted. So, without having to invest in the latest high-tech air filtration methods, here are our tips on how to clean up the environment in your household.

THE POWER OF PLANTS

Many studies have shown that indoor houseplants soak up pollutants. And the wonderful thing is that most do not require much maintenance. For example, peace lilies are the most effective plants at removing Volatile Organic Compounds (VOCs),

whereas spider plants are great at getting rid of dust. Both require only moderate amounts of sunlight, so are ideal to be placed in any room. As well as performing a vital function, these plants are also visually attractive, no matter where they're on display.

BUY SOME BEESWAX

Candles are often fixtures in any home. They are both soothing and give off a warm light during darker nights. But this autumn, be sure to select candles which are beneficial, instead of harmful. Paraffin candles are the ones to avoid if you want to increase the quality of air. Instead, choose beeswax, or even soy candles

which help to ionise the air and neutralise VOCs. Their burn time is slow, so you are sure to get value for money.

DON'T OVERLOOK SALT

Surprisingly, salt lamps, which are usually bought for their visual effectiveness, are also equally as beneficial when it comes to health. The salt crystals remove water vapour from the air, which dust mites, mould, and viruses thrive on. So, as well as continuing to ventilate rooms by keeping windows open, salt lamps work to keep the air clean. And what's more, they also work when not turned on, so even keep the air fresh when you're in the land of nod.

ACTIVATED CHARCOAL

Activated charcoal is a technique which is used for alcohol poisoning and drug overdoses. It helps to bind toxins and thus remove them from the body. Well, the same works for air in houses. Just grab yourself a bag of activated charcoal, leave it out in a tray, and let it get to work, resulting in the harmful properties from the air being absorbed. It's also odourless, so will not become an unwanted distraction as you spend more time indoors.





The summer to autumn wardrobe transition begins

FALL IN LOVE WITH YOUR WARDROBE AS WE TRANSITION INTO AUTUMN

As the heat dies down and the lush, green leaves start to morph into shades of umber, russet and gold so too does your wardrobe need to transition to adapt to the changing climate. The summer to autumn wardrobe transition can be a tricky one to negotiate. Don't fear, read on to discover some simple wardrobe tricks to ensure you're ready for autumn weather as well as some statement pieces worth investing in.

Capsule wardrobes are here to stay and we're all for them, more sustainable, easier on our wallets and removing the 'I have nothing to wear' tragedy- a capsule wardrobe is your best friend when transitioning between seasons.

Gone are the days of piling away your summer clothes into suitcases or the loft when the weather turns and hauling out the thick jumpers. These days clothes have become far more versatile. It's more about how you wear something than what you're wearing. So rather than getting rid or putting away your summer clothes, it's time to get a little more inventive about how you wear them.



LAYERS, LAYERS AND MORE LAYERS

Layers are your best friend as the weather gets slightly cooler and are ideal if the sun does make a welcome appearance as they can be quickly removed or added. The only potential pitfall with layers is they can look bulky without careful thought. Follow the rule: layer long over lean to avoid this fashion faux pas. This simply means layer longer items, such as tunics or boyfriend cardigans over leaner items such as skinny jeans or a body-con T-shirt dress. To complete the look, add chunky boots and a cosy jumper.

TIME FOR TIGHTS

The easiest way to extend the life of your floaty summer dress. Play with different colours and patterns and see which work best with your current dresses. Knee length or ankle boots will look fab when paired with cable knit tights and a dress. The perfect pair of tights can feel like that 'unicorn' item in your wardrobe, so once you find a brand you like invest in a few pairs and throw out the tangle that you avoid every time you get dressed. 'Snag' tights have received rave reviews and offer styles from petite to plus size. Up the dernier to stay warm and prevent accidental snagging.



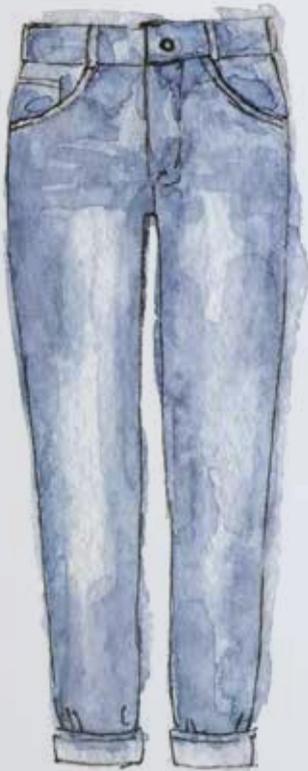
STATEMENT JACKETS

Make the statement jacket your autumn fashion splurge. If you're careful in your choice, this one item can allow you to carry many of your 'summer' clothes through to the next season and beyond. Some options to consider are:

The classic trench- never out of style, every wardrobe needs a trench coat. Branch away from the classic pale neutral and opt for a darker shade of grey or khaki to maintain versatility whilst also being easier to care for (pale coats seem to attract stains!).

The tailored blazer- thrown on over jeans and a nice top, the tailored blazer instantly makes you feel 'put-together'.

The leather jacket- Dare to move away from the classic black and adopt a subtler grey, navy or brown to blend seamlessly into your wardrobe.



TONE UP

When looking at colour palettes for your wardrobe, your best influence is the world around you. Summer was all about bright floral prints and pops of neon to match the gorgeous blooms that were about. Autumn will bring stormier weather and turning trees so embrace shades of aubergine, mustard and even teal. Autumn is synonymous with a jewel-tone palette so deeper, richer tones will work wonders.

YOU DO YOU

Hard and fast fashion rules really are a thing of the past. The best dressed person in the room is usually someone who is confident enough to break the rules to find what suits them. If you want to pair a black dress with navy tights- go for it. Tights and open toed shoes- fine. Capes aren't solely for superheroes. Fashion should be fun and part of that fun is experimenting and breaking the rules!

Lastly, comfort is key, there's no point looking fabulous if you're secretly cursing those slightly-too-small boots you've crammed your feet into! When dressing for any season or event, consider this: clothes have three purposes:

- 1) to keep you decent
- 2) to keep you warm (or cool)
- 3) to make you feel fabulous

If your outfits ticks all three of these purposes, does it really matter what anyone else thinks? You do you.





TOP OF THE CROPS

It's time to reap what you've grown

So, this is it. This is the month you've been working towards; this is what the hard work's been all about. You've fed, watered, pruned and protected... now it's time for Mother Nature to make good your commitment with a bumper harvest.

September is the key month for those who have lavished time and patience on their vegetable and fruit gardens. An indifferent growing season, starting with a hint of drought followed by grey, wet days and lower-than-expected temperatures, hasn't made life easy, but those who have open, south-facing gardens should really be looking forward to well-stocked larders this autumn.

Let's start with tomatoes. You may be waiting for them to turn that wonderful vibrant red on the vine before picking, but by then it might be too late and they are past their best. They are one of the few fruits which can be picked before they are ready, but as a guide, once you detect the first blush of colour get them off the vine and allow the ethylene gas within them to continue the ripening process.

Once picked, store them indoors wrapped in newsprint to help retain the gas and hasten their development. In terms of temperature, stick to a range of 55 to 70 degrees Fahrenheit – a cooler environment will slow the ripening and vice versa. Remember to keep feeding the plants until all the fruits have been picked.

Elsewhere, keep feeding and watering French and runner beans to make the most of them, continuing to harvest little and often to

prevent them going to seed. Once they have completed their crop, cut the plants away at ground level but leave the roots as they will release nitrogen into the soils as they break down.

Sweetcorn has enjoyed a resurgence but needs a little test to see if it is ripe: pinch a kernel and if it releases a milky sap, it is ready. If watery, it needs a little longer but if it is starchy, then it's too late.

As for your maincrop potatoes, pull or cut off the foliage at ground level around three weeks before harvesting. This will prevent blight spores infecting the tubers as you lift them, and helps to firm the skins.

After they have been dug up, let them dry for a few hours before storing in a cool, dark place. Storing them in paper or the more traditional hessian sacks will allow them to breathe, but only keep the undamaged, disease-free tubers – one rotten spud can spoil the crop.



When you think your harvest is complete, dig over your vegetable bed and plant some green manures, crops grown specifically for building and maintaining soil fertility and structure. Not only do they prevent erosion over the winter, they also provide shelter for beneficial insects through the cold months and will boost nutrients when dug in.

Looking forward slightly, it's time to check on your pumpkins and squashes. To get them ready in time for Halloween, remove any leaves that may be casting a shadow on the fruit, allowing them to catch the warm sun. It may also be best to lift them off the ground with timber or bricks – autumnal rains and heavy dews could start them rotting.

Also keep an eye on your apples. The early varieties should have ripened nicely last month but the main varieties will not be ready for another couple of weeks or so

and might be getting some unwanted attention from insects and wildlife.

September is also a big month in the flower garden. If you keep dead-heading your annuals and perennials you can extend their performance – and that goes for hanging baskets and containers too – while roses can be pruned, unless they are repeat flowering varieties which can be left until later in the year.

Otherwise, start to divide any herbaceous perennials as the weather cools and water them in well, likewise camelias and rhododendrons to give next year's buds a good start while spring-flowering bulbs such as daffodils, crocus and hyacinths can also be planted.

And if your lawn has had a bit of a tough time, now's the time to clear and re-seed, or lay new turf.



FAIRWAY TO HEAVEN

Ryder Cup is one of the great team events

The American writer and humourist Mark Twain is widely credited with saying: "Golf is a good walk spoiled." Now generally regarded as a myth, whoever did come out with it clearly hadn't reckoned with the Ryder Cup.

Held every two years at alternate venues on either side of the Atlantic, the showdown between Europe and the United States is a no-holds-barred face-off, played to fiercely partisan and volatile galleries which make a mockery of golf being described as a genteel pastime.

Under normal circumstances, maybe it is. But the Ryder Cup isn't normal – not for nothing did former Europe skipper Mark James title his revealing behind-the-scenes book about the explosive 33rd encounter at Brookline "Into The Bear Pit".

Its format is unique. The teams are 12-a-side and based on a combination of leading points scorers and wildcard selections, nominated by the captains. The points are based on the prize money earned over a 12-month period, but because this year's competition was shifted back a year, US captain Stricker has decided only six of his team would qualify via the points system, with the remainder being captain's picks.

Padraig Harrington, however, will stick with tradition and take four players from the European tour, five from the world list and three wildcards.

As for the event itself, while playing pairs within a team set-up is not uncommon, the three-day

competition embraces all the main facets – foursomes (two players on each side, taking alternate shots) and four balls (pairs again playing their own ball, with matchplay rules) over the first two days, then 12 matchplay singles on the Sunday. There are 28 matches with as many points at stake.

While it may all seem a bit confusing, it is those complications and permutations which make the Ryder Cup unparalleled for pure adrenalin-fuelled theatre.

The event's history partially stokes the fire. It started in 1927 as a challenge between the US and Great Britain and, pausing only for the war years, it gradually became a one-sided romp for the Americans until

1979 when GB were allowed to call on the European professionals.

And so, the touchpaper was lit. Although it took until 1985 for Europe to finally break the stranglehold – ending a run of 13 straight US successes – they have since won 11 of the 20 renewals with one tied.

Some have been crushing, such as Europe's record nine-point winning margins in Michigan (2004) and Co Kildare (2006). Others have been nerve-shredding, skin-of-the-teeth triumphs such as the 'Miracle of Medinah' in 2012 when the visitors clawed their way to the second successive one-point win.

Yet none were more bitter than the 'Battle of Brookline' in 1999 when a one-point win for the US was marred by raucous celebrations from both team and supporters as Justin Leonard holed the match-winning putt before Jose-Maria Olazabal had a chance to hole his shot.

This year we are back in the US, with Whistling Straits in Wisconsin playing host from September 24th to the 26th. What drama awaits?



WE'RE JAMMIN'

Make the most of the fruit from your garden with these tasty jam and chutney recipes

BLACKBERRY & APPLE JAM

1.5kg blackberries
1.5kg cooking apples
3kg white granulated sugar
Juice of 2 lemons
Makes about 10lb

Method

- Wash the blackberries with a little vinegar in the water to remove insects. Remove stalks and leaves, and tip into a large preserving pan. Peel and chop the apples, add to the pan with the lemon juice.
- Place over a very low heat so the juices begin to run and the fruit softens.
- After about 30mins, remove from the heat and gently stir in the sugar until it dissolves and the mixture doesn't feel gritty.
- Return to the heat, which needs to be turned up quite high, and bring the pan of fruit to the boil, stirring occasionally. Be careful not to let it boil over – if it looks likely, turn off the heat and carefully lift pan away.
- After about 15-20mins the jam will have darkened and thickened. Test for a set. Pour into warm, sterilised jars and leave until cold.

WINTER WARM PLUM CHUTNEY

2tsp black mustard seed
1 small piece fresh root ginger
450g cooking apples
675g onions
225g sultanas
450g Muscavado sugar
600ml red wine vinegar
1tbsp sea salt
1 cinnamon stick
2tsp allspice berries, whole
1tsp cloves, whole
Glass jars

Method

- Make up the spice bag in a muslin square, slightly bruising spices to release flavours.
- Place all ingredients into a large pan and add spice bag.
- Bring to the boil, then turn down and simmer until chutney is soft and thick.
- Pour into hot, sterilised jars and seal.
- Mature for six weeks before using.

GREEN TOMATO CHUTNEY

175g light brown sugar
150ml white wine vinegar
1 shallot, peeled and finely chopped
1 garlic clove, peeled finely chopped
2cm piece fresh root ginger, peeled, finely grated
1 red chilli, finely chopped
125g sultanas
600g green tomatoes, quartered

Method

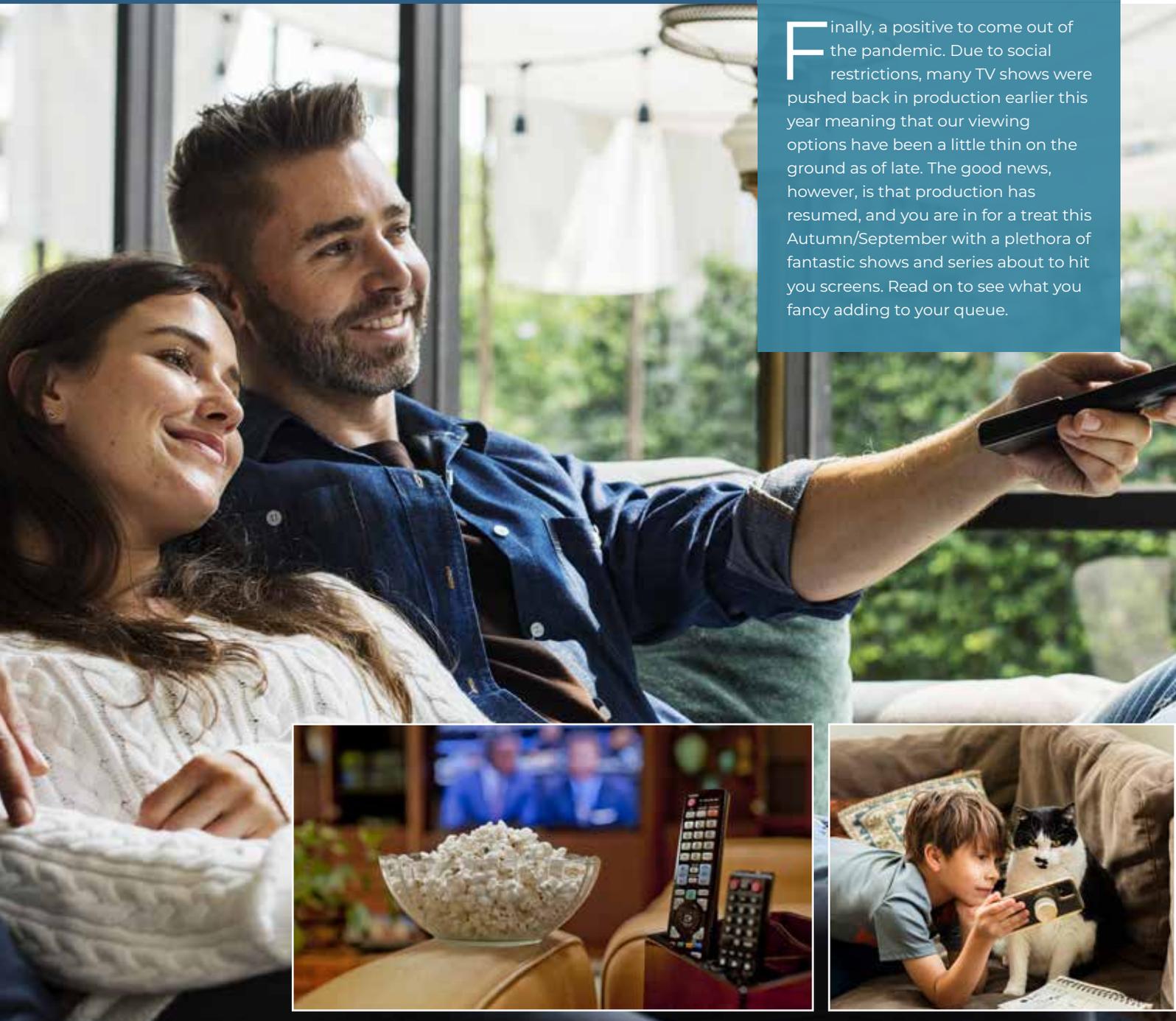
- Heat the sugar in a frying pan until it melts and caramelises.
- Add the white wine vinegar, shallot, garlic, ginger, chilli, sultanas and green tomatoes and bring to the boil. Reduce the heat and simmer for 1hr or until the chutney has thickened and you can draw a wooden spoon along the base of the pan so that it leaves a channel that does not immediately fill with liquid.
- Spoon the chutney into sterilised jars.

SPOILT FOR CHOICE

UPCOMING TV THIS AUTUMN

Prepare for cosy nights in glued to the box - with TV this good, you'll struggle to leave the sofa!

Finally, a positive to come out of the pandemic. Due to social restrictions, many TV shows were pushed back in production earlier this year meaning that our viewing options have been a little thin on the ground as of late. The good news, however, is that production has resumed, and you are in for a treat this Autumn/September with a plethora of fantastic shows and series about to hit you screens. Read on to see what you fancy adding to your queue.



NINE PERFECT STRANGERS

Release date for this is TBC but it is rumoured to be late autumn so keep your eyes peeled. Prime Video have secured exclusive rights to Liane Moriarty's bestselling novel *Nine Perfect Strangers* - haven't heard of it? She's the author behind *Big Little Lies* and this one is definitely worth checking out. Moriarty's novel has been transformed into an 8-part series which details the story of a wellness retreat who welcome 9 guests through their doors. What follows is captivating, creepy and will draw you in from the first episode. Amazon have secured big names for this series including Nicole Kidman, Melissa McCarthy and Luke Evans - don't let this one pass you by.

Q-FORCE

Coming to Netflix on September 2nd, *Q-Force* is an animated series created by Michael Schur and Sean Hayes. Voices will feature David Harbour, Gary Cole, Patti Harrison, Sean Hayes and Wanda Sykes. A handsome secret agent, Agent Mary, and his team of LGBTQ superspies embark on extraordinary adventures. Mary decides he needs to prove his worth to the AIA, American Intelligence Agency. He knows to gain their approval he must solve a case. A new member is added to his team, and he's straight. Sure to be an action-packed, hilarious watch!

THE MORNING SHOW

Apple TV+ is going to treat us to Season 2 of *The Morning Show* from September 17th. This second season will feature 10 episodes with one released each Friday. The official trailer doesn't reveal too much about season 2, but it's quite evident that Alex (Jennifer Aniston) and

Bradley (Reese Witherspoon) are no longer working together harmoniously to create television's dream team.

FOUNDATION

Apple TV have also officially announced when the much-anticipated *Foundation* will be released. The premiere date for Apple TV+'s long-awaited adaptation of Isaac Asimov's novel series will be September 24th. The first season is expected to be 10 episodes and focuses on a doctor and his loyal followers who attempt to rebuild and preserve civilization in the far reaches of the galaxy - much to the chagrin of the emperor clones known as the Cleons. Sci-fi fans, this is one for you.

CINDERELLA

September 3rd brings about the search for a foot which will fit the infamous glass slipper in the movie *Cinderella*. Starting singer Camila Cabello, this updated version is jam packed full of pop songs you'll be singing for days. This is a girly, feel-good choice that is guaranteed to bring a smile to your face and a twinkle to your step! Find this release on Prime TV.

CONVERSATIONS WITH FRIENDS

BBC 3 has confirmed it has begun filming another masterpiece based on one of Sally Rooney's novels (author of *Normal People*): *Conversations with Friends*. The exact release date is tbc, but rumours are saying late autumn. The cast

has been announced and features Jemima Kirke (Jessa from *Girls*), who will take the role of Melissa in the adaption, while Joe Alwyn (*The Favourite*) will play Nick, following up with newcomer Alison Oliver as Frances and American Honey star Sasha Lane as Bobbi. Set in Dublin, *Conversations with Friends* explores the hilarious and complicated relationship between friends.

STEPHEN

An exact release date for ITV's *Stephen* is yet to be announced, but it has been confirmed to be late 2021 so we can start hoping in autumn! This true-life drama is set to be intense and stars Sharlene Whyte, Steve Coogan and Hugh Quarshie. Described as a sequel to ITV's 1999 drama *The Murder of Stephen Lawrence*, Stephen continues to depict the Lawrence family's struggle to achieve justice and closure following the racially motivated, unjust killing of their son in 1993. The official synopsis reads: 'The drama tells the story of the ongoing struggle by Doreen and Neville Lawrence to achieve justice and how a detective, DCI Clive Driscoll - working closely with the Lawrences - puts together an investigation that finally secures the convictions of two of the gang who committed the murder of Stephen.' If you are keenly awaiting this release, why not get up to speed and watch *The Murder of Stephen Lawrence* on catch-up in prep.

You are in for a treat this Autumn/September with a plethora of fantastic shows and series about to hit your screens.

Finally a positive to come out of the pandemic.



Mill Farm Nurseries, Swaffham

£325,000



A newly refurbished and extended four bedroom detached bungalow, located within the desirable Southlands development in the popular market town of Swaffham. Situated in a cul de sac position on Mill Farm Nurseries, the vendors have thoughtfully extended and refurbished the property to provide flexible accommodation catering to the needs of most. Early viewing is highly recommended to avoid disappointment.

Station Street, Swaffham

£100,000



Situated within close proximity of Swaffham town centre, Longsons are delighted to bring to the market this well presented 2 bedroom split level apartment. The property boasts en-suite facilities and main bathroom, living room with feature fireplace, off road parking (accessed via Spinners Lane) and two double bedrooms.

01760 721389

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CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Montagu Close, Swaffham

£425,000



PRIVATE PLOT, EXTENDED FLEXIBLE FAMILY HOME! Situated in the popular Norfolk market town of Swaffham, Longsons are delighted to bring to the market this modern four bedroom detached house offering a spacious and flexible layout throughout with further potential to enhance the property also. The property offers 4 double bedrooms with en-suite to master, Karndean & Amtico flooring to most of the ground floor, large gardens, 3 reception rooms and conservatory!

Priory Place, Sporle

£219,995



Situated in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this semi detached three bedroom house. The property boasts two reception rooms, utility room, gardens, parking and double glazing. Offered for sale CHAIN FREE! Viewing highly recommended!



Northwell Pool Road, Swaffham

£140,000



Situated on a popular retirement development for the over 55's with warden assisted living, Longsons are delighted to bring to the market this well presented detached two bedroom leasehold bungalow. Located within easy reach of Swaffham town centre, the property offers a modern re-fitted kitchen and shower room, modern electric heating, communal gardens and residents parking. Offered for sale CHAIN FREE! Viewing highly recommended.

Lynn Road, Swaffham

£125,000



Conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this two bedroom end terraced period property. Boasting a brick built inglenook fireplace with inset multi fuel burning stove, gas central heating and a rear courtyard garden with a brick/flint outhouse/store. Offered for sale CHAIN FREE. Viewing highly recommended!

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Newton, Castle Acre

OIEO £500,000



Situated in a riverside location on the outskirts of the village of Newton near Castle Acre, Longsons are delighted to bring to the market this very well presented detached four bedroom bungalow with sizeable gardens backing onto the River Nar. With open countryside views to the rear across the River Nar, the property offers plenty of opportunity to spot wildlife from the good size rear garden. The bungalow offers a double garage, parking for numerous vehicles, en-suite shower room and four piece bathroom suite, kitchen/dining room and double glazing.

Kendle Road, Swaffham

£157,500



SOLD
STC



Shared Equity 75 % (Full Price - 100% = £210,000). A modern, extremely well presented detached two bedroom house with gardens, parking, UPVC double glazing and gas central heating situated on the outskirts of Swaffham. Viewing is highly recommended. To purchase through Saffron Housing Trust, a purchaser will need to show a need for affordable housing, for example a first time buyer or buyers who would not otherwise be able to afford to purchase on the open market, be registered with Help to Buy and approved by Saffron Housing Trust.



MEET YOUR BROKER DAVID ALLEN



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

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

☎ 07581 179783

✉ david.allen@rftfsfinancialservices.co.uk

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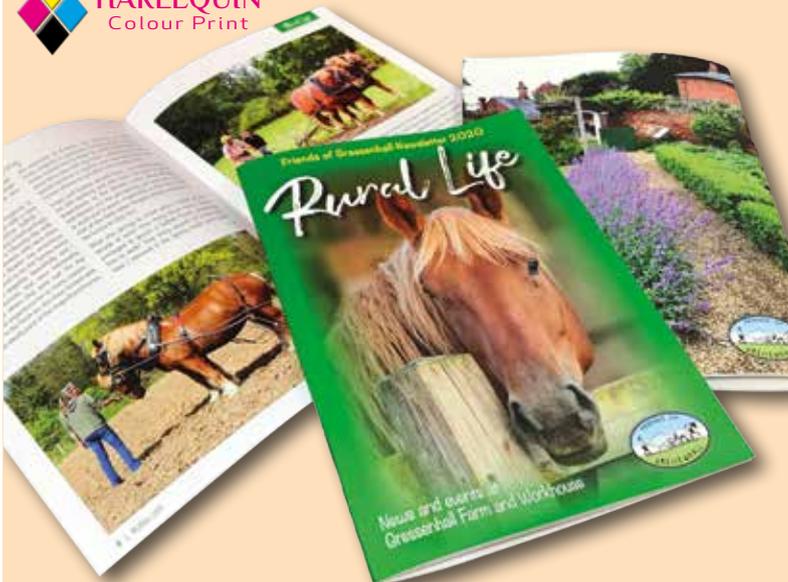
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Right First Time Financial Services is a company designed from the ground up to simplify your mortgage and protection needs.

Our aim is to take what can be a challenging and complicated time and make it an understandable and enjoyable process by removing the stress whilst offering clear and unbiased advice.

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Gary Long MNAEA | DIRECTOR

Gary is a co-founder of Longsons and has been a director since the business was created in 2010. He is still very 'hands-on' within the business and as a keen photographer provides professional high-quality property photos and floorplans for most of our new instructions. Gary has lived in Norfolk for 30 years and has recently taken up golf and is a keen cyclist! His chosen superpower would be the ability to fly, his dream holiday destination would be anywhere warm, sunny and with a beach; his ideal party guest would be Carl Pilkington because he never fails to make him laugh.

Kevin Wilson | DIRECTOR

Kevin co-founded the business in 2010 with friend and colleague Gary. His knowledge of the local property market, along with his superb business and organisational skills have been a major contributing factor to the relentless steady growth and ongoing success of Longsons. Born in Norfolk he has lived here all his life, hence his love for Norwich City Football Club. Kevin enjoys an occasional 'flutter' which would explain his dream holiday destination of Las Vegas. His ideal party guest would be Dynamo Magician so he could find out some of his secrets.



Kyle Clarke | MANAGER

Kyle joined Longsons early in 2017, bringing with him a wealth of knowledge of both sales and lettings. His role as office manager also involves property valuations which is a part of the job Kyle particularly enjoys. Born and raised in Norfolk, his spare time is spent socialising with family and friends and playing the occasional game of football for a local team. Being a Liverpool fan, Kyle's ideal party guest would be Steven Gerrard "because he is an icon!", his chosen superpower would be the ability to time travel and his dream holiday destination would be the Caribbean Island of Aruba.

Lynn List | VALUER

Lynn has spent most of her working life working for both independent and corporate estate agencies. When Lynn joined Longsons in 2013 she brought with her a multitude of sales experience and knowledge. Blessed with endless energy, Lynn brings genuine enthusiasm and a love of the industry to her role. Lynn was born in Norfolk and other than living abroad for 10 years, she has lived here all her life. Her love of gardening takes up a lot of her spare time and her dream holiday destination would be Australia. Her ideal party guest would be Sir Paul McCartney and she would love to have teleportation as a superpower.



Kerrie Blowers | ADMINISTRATOR

Kerrie joined Longsons in 2017 and soon proved herself to be a highly valued member of our team. She has fully immersed herself into her role and is now involved in many aspects of the business. Kerrie has lived in Norfolk most of her life and enjoys spending time with her young family and friends, plus Pilate classes and baking: the constant supply of cakes in our office is certainly proving very popular! Kerrie's ideal party guest would be Michael Jackson "he's the King of Pop!" her dream holiday destination would be the Maldives and her ideal superpower would be the ability to read minds.

Imogen Walker | NEGOTIATOR

Imogen joined Longsons early in 2019 having previously worked at a corporate estate agent. With her warm personality, friendly demeanour and passion for estate agency, she is a popular, valued member of our team. Imogen was born and raised in Norfolk and she has a busy social life and enjoys playing hockey, following St Helens rugby league team and unwinding with some retail therapy at the shops. As a huge fan of the TV show Friends, her ideal party guest would be Jennifer Aniston, her dream holiday destination is Australia and her chosen superpower would be shapeshifting!



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

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

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



Moving house?

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

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

Eight weeks - Research

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

Six weeks - Removal companies or do it yourself?

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

Four weeks - Notify utility companies

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



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

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

Two weeks - Confirm all details

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

24 hours - Final check and walk round

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

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

Moving day

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

You have arrived at your new home!

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

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

Checklist

Eight weeks

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

Six weeks

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

Four weeks

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

Two weeks

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

24 hours

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

Moving in

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

On arrival

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



Time to move?

**We're here to help you
find the property that's
the right fit for you!**

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