

PROPERTY NEWS

EUROPEAN BEACHES

YOUR GUIDE TO THE TOP EUROPEAN BEACHES ONLY A SHORT FLIGHT AWAY

STAY HEALTHY
WAYS TO STAY HEALTHY IN
THE WARMER MONTHS

SUMMER PARTY GUIDE
THROW THE ULTIMATE
SUMMER PARTY THIS MONTH

AUGUST GARDENING
KEEP ON TOP OF THOSE
GARDEN JOBS THIS AUGUST

SUMMER SOUNDS
HOT SUMMER PLAYLISTS TO
KEEP YOU ENTERTAINED

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Stunning beaches you can fly to within three hours of the UK

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Jetting off around the globe in search of an idyllic beach covered in golden sand with a calm beat of the waves crashing is a dream many of us have year in, year out.

While many will associate these images with beaches in distant, long-haul countries, there are so many great choices that do not require a massive journey.

Europe is blessed to have so many fantastic beaches attached to historical and visitor-friendly towns and cities.

So, when deciding on where you want to jet off to this summer holiday in search of that perfect beach, consider staying a little bit closer to home. We have collected together a list of European beach hotspots you can visit that are within a three hour flight from the United Kingdom.

CALO DES MORO, SPAIN

When thinking about gorgeous beaches in Europe, many will straight away think about Spain. The country is filled with beautiful hotspots for relaxation and Calo des Moro is one of the best. The Mallorca beach is an absolute gem hidden within the steep cliffs on the southeast side of the island.

This is a small stretch of fine white sand and beautiful blue turquoise water. Calo des Moro sits roughly six kilometres from the town of Santanyi and is popular among both locals and tourists.

SARDINIA, ITALY

Another hotspot for stunning beaches is the Italian island of Sardinia. The large island boasts almost 2,000 kilometres of coastline with plenty of sandy beaches, with just a simple Google search needed to see the plethora of options available.

One of the most popular beaches on the island is Cala Coloritz. The spot has almost completely transparent, clear water and is an entirely unbuilt area transporting visitors into a relaxing and natural-feeling beach.

WELCOME TO THE AUGUST ISSUE!

It's definitely summer. We've been spoilt with the weather so far, which has helped everyone momentarily forget all the issues in the world. And to keep you all entertained, this month we look at the best beaches to visit in Europe within a three-mile flight.

The schools have broken up, and it's that time of year where for six weeks every parent is trying to keep the kids busy. On pages 4 and 5 we have our guide to outdoor ideas to keep the children entertained.

With cash a bit tight for so many people, on pages 8 and 9 we have a fantastic guide to help you make extra cash to make the most of your summer. On pages 6 and 7, we look at how to make the most of your

garden with our ultimate summer entertaining feature. To set the scene you need music, so on page 12 we look at the greatest summer playlists, and to impress when out and about, on page 13 we review some of the hottest summer fragrances this year.

The football season kick off this month, and on pages 14 and 15 we have your guide to title favourites, relegation fodder and surprise packages of the season. Rounding everything off, on pages 10 and 11 you will find our usual monthly gardening guide.

So, sit back on your sunlounger, grab a beer or vino and enjoy...

Jonathan Wheatley
Editor

STUNNING EUROPEAN BEACHES | WITHIN THREE HOURS

PETANI BEACH, GREECE

Petani Beach is a stunning bay in the northwest of the Paliki, in Kefalonia, in Greece.

Visitors will have their breath taken away by the beautiful crystal-clear water and incredible cliffs that reach out into the sea.

The beach sits around 35km from Argostoli, the capital of the island, and is a mostly sandy beach with some pebbles scattered along the stretch. There are a number of facilities for visitors including umbrellas, sundecks, as well as shower and toilet facilities.

MALLORCA, BALEARIC ISLANDS

As well as Cala des Moro, Mallorca has plenty of other fantastic beaches.

The island is always a popular spot for tourists seeking the sun and relaxation. A key feature of the island is the plethora of stunning beaches on offer, with options suitable for any occasion.

There are child-friendly, romantic, remote natural and vibrant town beaches, all waiting to be visited and explored.

One of the top-rated beaches in Mallorca is S'Aramador, which is known as one of the best on the whole continent.

The natural beach sits in the Cala Mondrago nature reserve on the southeast side of the island.

The beach is well protected inside a stunning bay and the shallow water is an ideal spot to take children due to its safety.

PALOMBAGGIA, FRANCE

France is another country that comes to mind when you think about gorgeous sandy stretches.

Palombaggia sits on the mountainous French island of Corsica, which boasts a number of fascinating and stylish coastal towns. There are a number of beaches, such as the remote Saleccia and Rondinara, as well as the stunning Palombaggia.

Palombaggia sits on the shore of the Tyrrhenian Sea and is roughly two kilometres long. The sea itself around Palombaggia beach is a shallow lagoon, therefore is once again a safe spot for those with children.

ALGARVE, PORTUGAL

The Algarve in Portugal is another sought after destination, and it is not too difficult to understand why.

The region, which sits in the south of Portugal is known for its stunning beaches which face out onto the Atlantic.

The Algarve has a range of different types of beaches to meet the needs of all with cove beaches that are exclusively accessible from

the sea, to long stretches that go on for as far as the eye can see.

Visitors may even choose to head on one of many specialist boat tours which take in the views of multiple beaches at once.

One of the top-rated beaches is Praia Do Barril, which sits on the island of Tavira. It's regarded as an extremely relaxing beach and boasts silvery white sand and a clear blue sea.

That feeling of warm golden sand between your toes is not too far away

Europe is blessed to have so many fantastic beaches attached to historical and visitor-friendly towns and cities

THE BEAUTIFUL OUTDOORS

Ways to ensure your little one makes the most of the beautiful outdoors this summer



Summer is the perfect time to get outdoors and make the most of the stunning weather. In an era where the Xbox and PlayStation reign supreme for children's entertainment, sometimes it can be difficult to peel our young ones away from screens.

Thinking of different activities and places to visit during the summer months can be crucial to ensure your child spends as much time as possible in the great outdoors. We have collected together a couple of great ways to make the outdoors new and fun.

HOMEMADE OBSTACLE COURSES

Creating an obstacle course does not need to be an expensive or complicated process. With just a touch of imagination and a few household items, you can easily put together a series of challenges for your little ones to tackle over and over in your garden.

Obstacles can be created from all manner of items, such as a series of dining chairs laid out to become a slalom course for the children to run between. A piece of rope can be placed on the

floor in an obscure shape which can be followed, while hula hoops, frisbees and bean bags can be used to generate various challenges.

You could mix up the order of the obstacles or difficulty level of each to create a fresh and new challenge day after day.

EXPLORE NEARBY WATERWAYS

Most towns, villages and cities across the United Kingdom has access to some form of waterway.

Whether there be a river, canal or lake, these water systems are beautiful hotspots right on our doorsteps.

Heading out onto the waterways, either on a guided boat trip or on a kayak or canoe can prove to be an incredibly fun way to spend a nice day in nature during the summer.

Children can be given the chance to view their home town from a brand new perspective as the water systems provide a different angle to the places they know from a completely different angle.

Obstacles can be created from all manner of items, such as a series of dining chairs laid out to become a slalom course

STAYING FIT & HEALTHY



Summer truly is a fantastic time of the year. However, with all the warm weather and delicious barbecues on offer, exercise routines and diets can very easily slip.

Making sure you prepare how you intend to change your routines and patterns to accommodate for a change in season can be crucial to keep yourself fit and healthy.

HEALTHY FOOD ALTERNATIVES, EVEN ON THE BARBECUE

It can be very easy to let diets and healthy eating go during the summer. Barbecues act as a ritual of delicious food served in huge portions.

When there is a mountain of expertly cooked burgers, hotdogs and chicken pieces, as well as all manner of side dishes laid across a table, we can all be forgiven for taking a little more food than usual or even returning for second, third or fourth portions (we even once managed a fifth.)

While treating yourself is so important, if you find the barbecue temptation a bit too strong then you can always look for alternative food choices.

Meat-free options can be less fatty, while cous cous, grilled peppers and beautiful, colourful salads are all great choices for the barbecue table, while still looking like they belong among the plethora of treats.



CHOOSE YOUR WORKOUT TIME CAREFULLY TO AVOID BURNOUT

We all know how important exercise is to maintaining a healthy lifestyle and losing weight.

The summer months can feel like an ideal time to begin getting into exercise, away from the cold nights of winter.

The longer days and sunny weather create a perfect combination to make the outdoors more appealing.

However, too much sun and exercising in hot conditions can be dangerous. Between around 10am and 3pm the sun is at its highest in the sky, therefore providing the hottest conditions. It is ideal to workout either before or after this period.

Many will ideally work out in the morning as it provides an energy boost which will give you a new lease of life for the whole day.

Key things to consider when trying to stay fit and healthy in the hot months



Grilled peppers and beautiful, colourful salads are all great choices for the barbecue table

THE ULTIMATE SUMMER PARTY GUIDE



Throw the
hottest summer
bash this year

Having plenty of water in big bottles or a jug is essential, especially if you're drinking alcohol as this dehydrates the body

We're now deep in summer and the weather is certainly reflecting this! The typical British showers are being followed by gloriously sunny days, and we want to make the most of them. Those of us with children will likely have them home for the holidays, so what better time to have a get-together? Let's take a look at everything you'll need to host the perfect summer party in your garden; we've even got some recipe ideas for you!

AN IDEAL DAY

First off, you'll have to check the weather forecast and pick the best day for your gathering. We all know how volatile British summers can be, so it goes without saying that you should make sure there's no rain on the horizon. It's also worth considering the heat. As nice as it might seem, Healthline warns that heat exhaustion can occur when you're outside in 32°C heat or higher so we

highly recommend you try to pick a day a little cooler than that, or at least have a lot of shade available. The last factor is the wind, which can cause absolute chaos at outdoor parties.

SETTING THE SCENE

Now it's time to prepare your garden. When it's sunny outside we immediately think of picnics, so why not set out lots of blankets and turn the lawn into the main party area? You could have plates and bowls of food in the middle and have your guests seated in a circle, or just let people sit where they like. Unfortunately not all of us are able to sit on the ground for long periods, so having garden or camping chairs nearby would be a great gesture and could potentially save a few backs!

We recommend having a cool box outside that your guests can easily access, to save frequent trips to the



fridge. Having plenty of water in big bottles or a jug is essential, especially if you're drinking alcohol as this dehydrates the body. We would also suggest having a bin outside, again so no one has to put litter on the floor or inside. Finally, a Bluetooth speaker will help create the perfect atmosphere for your party, while letting you leave your phone indoors to avoid it overheating. Just make sure you talk with your neighbours if you plan on turning up the volume—it is respectful to let them know about potential noise from your garden.

FOOD AND DRINK

Bold and tasty offerings that perfectly match the weather will surely wow your guests! Here are some ideas we've come up with, which will hopefully suit everyone. The quantities of all ingredients are completely up to you, so experiment with different proportions to find your taste!

FOR THE BARBECUE

MIXED SKEWERS

Ingredients: whatever you like!

The sky is the limit when it comes to making homemade kebab-style skewers. All types of meat will work perfectly, and popular vegetable choices include peppers, onion and courgette. We've even seen fruit! Peach will grill very nicely, and pineapple is a common partner for meat which also cooks wonderfully on a barbecue. While fresh fruit is the best choice, you could try tinned instead.

All you need to do is brush all the ingredients with olive oil and season to taste before putting the skewers on the grill. Make sure all meat is cooked through before serving.



VEGAN CAULIFLOWER STEAK

Ingredients:

- Cauliflowers (2-3 steaks per head)
- Olive oil
- Lemon juice
- Salt and pepper

Remove the leaves and trim the end of the cauliflower stem so it can stand on a flat surface. Cut away the looser florets on either side so you're left with a sturdy rectangular core. Cut equal sized steaks. Brush the steaks with a mixture of the remaining ingredients, then grill for 7-8 minutes each side, or until grill marks appear and the cauliflower is tender. Serve with salad and vegan yoghurt mixed with a dash of lemon juice and cumin—trust us on that one!



DRINK

MAITAI

Classic ingredients:

- Orange liqueur (e.g. Curaçao, Cointreau)
- Rum
- Orgeat/almond syrup
- Lime juice
- Ice and fruit slices to serve

The perfect tropical cocktail, the Mai Tai is one of our favourites for a summer's evening. The beauty of it is how variable the ingredients can be while maintaining the taste. Consider replacing the orange liqueur with orange or pineapple juice, or even the juice from the skewers' tinned fruit. Almond syrup or Orgeat is a fairly specialist ingredient, so you can use Amaretto to introduce more alcohol while preserving the quintessential almond flavour.



Turn this into a mocktail by replacing all alcoholic ingredients with the aforementioned fruit juices. We also recommend trying to find cherry juice or syrup if you don't have the almond flavoured ingredients, as this has a similar flavour profile when mixed in a cocktail!



CREATING EXTRA CASH

Ker-ching... how to create a new income stream

We all love having a little more money in our wallets, but now more than ever it's important to save and generate as much as possible. Of course, for the majority of us that isn't as simple as finding more or better-paid work—that just isn't how life works. So where can we turn in the hunt for extra income? The answer may be closer to home than you expect. In fact, there's a nice chunk of cash waiting to be earned within those very walls: your old clothes and belongings! These present us with some good options for pulling in money on the side, so let's take a look at two ways to create both space and income!

We must preface this by advising you to thoroughly sort and evaluate the items you wish to sell. If there is any chance you might come to regret parting with something, it's best to leave it alone for now. Our general philosophy is that if we've not worn, used or touched it for over a year, it's fair game, but please



only sell what belongs to you personally and never more than you can afford to lose.

CAR BOOT SALES

Without further ado, let's talk about car boots. The classic gathering of local sellers operating stalls out of their vehicles is a great way to bag a deal as well as clear out your home and make a little money while doing so.

One of the keys to car boot success is your pricing strategy. While it's important to know the value of what you're selling, especially if you have more specialist items and collectables, you need to keep your prices low and let people haggle. Other sellers at the event will be looking around for things to buy for themselves, and they'll be keeping track of their spending as to not make a loss. Ensuring your prices are low will attract customers and make them more inclined to buy from you. It might feel annoying to part with items for as low as 20p, but you must



remember that it's more than you would have if you didn't sell it at all!

Another way to draw buyers in is to organise your stall so similar items are grouped together. It will be much easier for a potential customer to find something they want if you've made it clear where they should be looking. For example, children's toys should be displayed together, with electronics such as cables or devices in a distinct part of your stall. We've noticed that a box or two full of books will always be popular with passers-by; ideally, you'll display them spine-up. A jumbled mess of all sorts of items will take too long to look through and you will lose customers.

VINTED

Though advertised mainly as a second-hand clothes site, Vinted is great for getting rid of all sorts of items from around your home, from video games to crockery. You'll be able to charge more on this site than you would at a car boot and your

customer base is not limited to whomever is at that specific sale, but making the individual listings can take a long time and it's easy to get lost in the shuffle.

One great way to sell more items on Vinted is to write very detailed item descriptions. If you describe a t-shirt as 'black slim fit short-sleeve men's and women's t-shirt' instead of just 'black t-shirt' you're bound to get more eyes on the listing because of the abundance of keywords and common search phrases.

You'll also attract more customers by listing the item with free shipping and including the estimated cost for you to post it in the main price. The cost of the item will still be less than retail, but customers will feel like

they're making the right choice by buying from you. This might seem like a trick, but since you're charging the same amount as you would if shipping weren't included it's fair play in our books.

Both of these strategies should help you attract buyers who will hopefully leave you good reviews and maybe follow your selling page. This will help you climb up the search results, in turn reaching more customers. If you can master this positive feedback loop, you'll be clearing out unused items while making good money in no time! Just make sure you stay well on top of orders, as any accidental lateness or mistakes could leave you with a negative review which will be very detrimental for your page going forward.

We wish you all the best in your second-hand selling endeavours – let's hope you can get a very welcome boost to your bank account!



AUGUST GARDENING GUIDE



It's peak summer in your garden, so keep on top of those jobs to keep it looking great

Depending on the weather in your area, your garden may be starting to look tired and scruffy. August is the month to have a tidy and prune to ensure gorgeous blooms for longer, and is also the time to start thinking about next Spring. Worried about where to start? Never fear, we here have a guide of jobs to keep you busy.

KEEP ON DEADHEADING

Deadheading simply means removing spent flowers. When a flower starts to lose its petals, that is a sign that it's time to remove the flower from the plant so it can put more energy into creating other flowers. All you need to do is pinch the flower behind its head, and gently pull to remove. Dahlias, osteopermums, and perennials are the flowers you want to concentrate on to keep the plants looking amazing for longer.

COLLECT SEEDS

Collecting seeds is so much cheaper than going to the garden centre ever year. You will also get an exact match from your original plant, however, excitingly, you may also get a new variety depending on the other parent plant! All you will need is a brown paper bag and some snips. The best day to collect seeds is on a dry day, after a spell of dry weather. You then need to find seedheads. Some are obvious such as poppies, while others come in papery packets which you will cut from the plant and leave to dry in the brown paper bag. Once dry, simply store them somewhere dry and dark until next Spring.



PRUNING

Some gardeners love pruning, while others hate it. Either way, it needs to be done to keep plants strong, ready for next year. In August, plants you will want to trim, and prune are lavender, rambling roses, and woody herbs such as thyme and rosemary. To trim lavender, wait until it has finished flowering, then cut back hard being careful not to cut into old wood. Pruning rambling roses is essential for the health of the plant. Rambling roses are the only type of rose that should be cut back immediately after flowering. Cutting back hard will promote the most growth next year.

SOW HARDY ANNUALS FOR NEXT YEAR

For early colour next year, you can sow hardy annuals now directly into your garden. Plants such as poppies, sunflowers and dill will especially benefit from being sown now. Create a fine-textured soil where you want to sow seeds, and follow the instructions on your packet. Once the seedlings come through, keep weeding and by the time the winter comes the plants should be strong enough to survive the winter (ensure you are sowing 'hardy' annuals otherwise they will die over the winter) and provide colour early next year.

SET UP A WATERING SYSTEM

If you are going away on holiday, ensure you set up a watering system. This could be an automated irrigation system, or even a trusted friend of family member to come and

If you are going away on holiday, ensure you set up a watering system

water your garden, and greenhouse, if you have one, while you are away. There is nothing worse than coming home from your holiday to find your treasured plants dead, or your tomatoes and chillies frazzled and crisped

in the greenhouse. Leave a note on your kitchen side with specific instructions on how to water some plants such as chillies and tomatoes, herbs, and other flowers.

TAKE CUTTINGS

Another great way to save money next year is to take cuttings from plants you love this year. To take cuttings, pick healthy, strong plants and with a very sharp pair of snips, cut a green, softwood stem at a 45-degree angle just above a leaf node. Get this cutting into a pot of a 50/50 mix of compost and horticultural grit and keep moist and in a shady place. Water daily and leave for a few weeks until roots have started to form. Once you are happy the cutting has taken (creating roots) you can pot on into its own pot and overwinter ready for planting the following year.





CHANEL LES EAUX PARIS-VENISE EAU DE TOILETTE

While you may not be able to jet off to Paris or Venice this summer, you can pick up the scent of the city with this selection from Chanel. This perfume is inspired by the exotic scent of the Italian city, with freshness and sensuality combined with an ambery vanilla and tonka smell.



MAISON MARGIELA REPLICA BUBBLE BATH

Bubble bath in name, bubble bath in nature. This scent will fill you with warmth and make you feel at ease with the jasmine, lavender and slight hints of coconut notes which instantly smell clean and fresh.

GIORGIO ARMANI SI PASSIONE EAU DE PARFUM SPRAY

The season of summer is the time to smell warm and fruity, which this scent delivers with ease. Woody, floral and fruity notes flow through this bright red bottle of perfume to create a warm and passionate feeling.



SUMMER SCENTS

ARMANI CODE ABSOLUT

Our first aftershave suggestion is filled to the brim with summery scents. The spicy, amber fragrance has notes of green mandarin and apple, with hints of nutmeg, orange blossom and carrot seeds, while the main smell coming through is vanilla.



The aftershaves and perfumes you could invest in for a fresh summer scent this year

Summer is the season for creating lifelong memories with friends and family as you make the most of the stunning weather.

A top way to feel like a whole new person during the long days is to invest in a brand new scent, with the summer season seeing a whole range of top names releasing their most recent perfumes and aftershaves.

We have collected together a handful of scents you may want to try out this summer.



TOM FORD COSTA AZZURRA ACQUA

Mirror the unmistakable smell of fresh sea air with this woody, aromatic fragrance. The top notes in this scent are juniper berries, lemon, myrtle, cypress and pine tree needles which produce a refreshing summer breeze smell that will seem right at home during a hot summer's day.

BYREDO SUNDAZED

Another citrus scented fragrance for men is Byredo Sundazed. This boasts notes of mandarin orange and californian lemon to produce a sweet and floral smell that all will love.



SUMMER SOUNDS

Classic tracks you need to have on your summer playlist this year

Putting together the right backing track for your summer is important to ensure it is the best one of your life so far. Summer is the perfect season for long drives to get to all manner of holiday destinations and walks that can take up the whole day as you make the most of the stunning weather and long days.

Making sure you have the right songs playing in the car or through your headphones is crucial. If you have a fantastic mix of classic tunes featuring a plethora of iconic acts, this will elevate your mood and keep you going.

We have collected together a list of tracks you could include in your playlist and separated them by decade to suit the needs of all.

Get the right backing track in place for those long summer drives



70s

- My Sharona**, by The Knack
- Ain't No Mountain High Enough**, by Diana Ross
- Margaritaville**, by Jimmy Buffett
- Best of My Love**, by The Emotions
- Play That Funky Music**, by Wild Cherry
- Grease**, by Frankie Valli
- Don't Go Breaking My Heart**, by Elton John and Kiki Dee
- Ring My Bell**, by Anita Ward



90s

- Don't Turn Around**, by Ace of Base
- Macarena**, by Los Del Rio
- Genie in a Bottle**, by Christina Aguilera
- Baby-Baby-Baby**, by TLC
- Waterfalls**, by TLC
- Whoomp! (There It Is)**, by Tag Team
- MMMBop**, by Hanson
- Baby Got Back**, by Sir Mix-A-Lot



80s

- Don't You Want Me**, by The Human League
- The Power of Love**, by Huey Lewis and the News
- Jessie's Girl**, by Rick Springfield
- Eye of the Tiger**, by Survivor
- Sledgehammer**, by Peter Gabriel
- I Wanna Dance With Somebody (Who Loves Me)**, by Whitney Houston
- Upside Down**, by Diana Ross
- Every Breath You Take**, by The Police



00s

- I Wish I Was A Punk Rocker**, by Sandi Thom
- Party In The U.S.A** by Miley Cyrus
- Mr. Brightside**, by The Killers
- I Gotta Feeling**, by Black Eyed Peas
- The Tide is High**, by Atomic Kitten
- Evacuate The Dancefloor**, by Cascada
- It's Gonna Be Me**, by NSYNC
- Beautiful Girls**, by Sean Kingston



PREMIER LEAGUE PREVIEW 2022-23

The new Premier League season kicks off this month

The Premier League kicks off a week earlier than normal this year due to the Winter World Cup, so we thought now is as good a time as any to look at the teams fighting for the title and those aiming to avoid relegation.

Title Favourites

It's hard to look much further than the usual suspects this year, especially with the strengthening of three of the top teams.

Liverpool

They may have lost Sadio Mane, whose influence shouldn't be underestimated, but they completed their transfer business early with the signing of Darwin Nunez, and youngsters Fabio Carvalho and Calvin Ramsay. With their formidable defense still the same, and their midfield as strong as ever, adding more attacking talent to take over the mantle of Firmino, Mane and Salah, should see them continue to fight for the title.

Man City

Current champions Man City have blown everyone out of the market with the signings of Erling Haaland, arguably the hottest property in world football, and Calvin Phillips who looks ready-made to take over from Fernandinho in defensive midfield. They may have lost Gabriel Jesus and Raheem Sterling, but it's not often Pep Guardiola doesn't have a plan in his mind and with Haaland up front expect goals galore.

Chelsea

Chelsea may have lost stalwarts such as Andreas Christensen and Antonio Rudiger, but with the signing of Raheem Sterling, and the return of Connor Gallagher from his impressive loan spell with Crystal Palace, expect a superior attacking threat this year. They have been linked with a new centre back too, with Nathan Ake and Kalidou Koulibaly on their list of targets, and if they sign either of these expect a strong title fight this season.

Surprise packages

The joy of the Premier League comes from the surprise packages that happen every season...

Man Utd

Last season may have been a severe disappointment, but don't forget a season earlier Utd were second only behind Man City, and have added to that squad with quality since. Last year, was a failure of management and tactics from both Solskjaer and Rangnick, but with Ten Hag in place building team spirit and a work ethic that has been missing, alongside the potential new signings of Lisandro Martinez and Frenkie De Jong, expect a much stronger season this year.

Aston Villa

Never underestimate a team with Steven Gerrard in charge. Aston Villa have a seriously talented squad. New boy Diego Carlos adds more steel to the defensive line, while Boubacar Kamara is a very good signing to protect the back four. The early signing of



Philippe Coutinho has elevated the squad and with other attackers such as Bailey and Buendia, who are certain to have better second seasons, and Watkins and Ings up front, expect a push for Europe this season.

Flattering to deceive

Don't expect too much from these clubs this year.

Tottenham Hotspur

Spurs have had a very strange transfer market. Yes, Richarlison could be a good signing, but was he really needed? Bissouma is a competent midfielder, but is he any better than anyone else already in the squad? Likewise, Lenglet has his doubters in Spain, while Perisic is definitely past his best. However, with Antonio Conte at the helm, and with Kane and Son still in the squad they can't be written off completely.

Everton

The Toffees should be good enough to avoid a relegation

battle this year, however, don't expect too much more. Their squad is mediocre at best, and even with the signing of Tarkowski, their defense is weak. With Richarlison leaving, it is hard to see where the goals are going to come from even with Dominic Calvert-Lewin in the squad. A look through their team starts to look like a graveyard of once hot prospects that never took their game to the next level.

Relegation Fodder

It's easy to look at newly promoted clubs when it comes to predicting who will be relegated this season, however, Nottingham Forest have Dean Henderson in goal, who could save win them points alone, while, if Mitrovic gets firing, Fulham should be safe. Leeds United have had a fire sale of their best players this year, so it would be surprising if they don't end up in a relegation fight, and expect AFC Bournemouth and Southampton FC to be fighting for Premiership survival when it comes to the business end of the season.

All details correct at time of writing

Sizeland Drive, Kings Lynn

£400,000



Extremely well presented, modern recently built detached three bedroom house situated in the popular Norfolk village of Mileham. This superb property offers open plan living to the ground floor, en-suite shower room, garage, parking and well presented gardens with open fields to the rear.

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Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Salhouse Drive, Swaffham

£280,000



CHAIN FREE! A three bedroom detached house situated on a popular residential area on the outskirts of Swaffham. The property offers garage, parking, gardens, gas central heating and UPVC double glazing. Viewing is highly recommended.

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

Latimer Way, Swaffham

Offers in Excess of £240,000



A three bedroom semi-detached house with good size gardens situated in a cul-de-sac location in the popular Norfolk village of North Pickenham. The property offers two reception rooms and modern fitted kitchen as well as a large modern log cabin with two rooms and under cover area for hot tub.

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

Westfields, Kingslynn

£290,000



CHAIN FREE! Fully refurbished and modernised three bedroom detached bungalow situated in the popular Norfolk village of Narborough. This superb property has been finished to a good specification and offers brand new kitchen, bathroom, floor coverings, etc, etc... Viewing highly recommended.

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

Hills Road, Saham Hills

£600,000



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

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

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Tottington Road, Thetford

Guide Price £575,000 to £600,000



Beautiful brick and flint character property located within the rural Norfolk village of Little Cressingham. This superb property offers lounge with stunning brick fireplace, garden room overlooking the garden, modern kitchen and utility room, en-suite to master bedroom, solar PV and ample parking!

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

Adcock Road, Thetford

£245,000



CHAIN FREE! Very well presented, modern 3 bedroom semi detached house situated in the Norfolk market town of Watton. The property was completed in approx 2018 and has the remainder of the NHBC warranty along with ground floor cloakroom, modern kitchen/diner, garage and gas central heating!

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

Akrotiri Square, Thetford

Guide Price £280,000 - £290,000



A very well presented four bedroom house situated in the market town of Watton. The property offers en-suite shower room, conservatory, kitchen/breakfast room, parking, gas central heating and UPVC double glazing. Viewing is highly recommended.

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

Brandon Road, Thetford

£240,000



CHAIN FREE! 3 Bedroom semi-detached cottage situated in a non estate position within easy reach of Watton town centre. The property offers ground floor bathroom, good size gardens, lounge/dining room, recently fitted modern kitchen first floor WC and gas central heating. Viewing highly advised!

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

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Mosquito Close, Thetford

Offers in Excess of £390,000



Extremely well presented 4 bedroom detached family home situated on the edge of this popular residential area in Carbrooke. Enjoying farmland views this superb property offers downstairs WC, 2 reception rooms, remainder of the NHBC warranty, modern kitchen/dining room, garage and en-suite facilities

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

Swaffham | Watton

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



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

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



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



Imogen
Sales
Negotiator



Luisa
Office
Administration



Luke
Senior Sales
Valuer

01953 883474

18 High Street, Watton Thetford IP25 6AE

How to make sure your property qualifies as Furnished Holiday Lettings

Stephenson Smart

Chartered Accountants and Business Advisors



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



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



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

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

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

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



**Stephenson
Smart**

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

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

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

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

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

Items that you want to keep but don't work for the sale of your property:
You may want to consider putting some items in storage while you sell your home. Sometimes items are too large or even too small for some spaces and can make the room look odd. If you want to keep these particular items, then store them until you move into your new home.

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

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

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

Top Tips!

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

.....
De-clutter before agents come and take photos of your property. This will help attract more potential viewers online and get that first good impression

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

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

.....





Your step-by-step guide to the conveyancing process

Once a sale has been agreed and is in the hands of your solicitor, it will go through the following stages. Sometimes additional work will be needed – for example, if the property is leasehold or is yet to be registered with the Land Registry. It is also important for buyers to discuss the availability of their deposit with their solicitor early in the transaction, and we strongly recommend that you contact your solicitor regularly so that they can keep you fully up-to-date with the progress and the latest timescales.

Seller's solicitor's steps

- Obtain a copy of the Title Deeds (or office copies if the title is registered)
- Obtain a copy of the Energy Performance Certificate (EPC) (if applicable)
- The seller(s) will return a completed Property Information Form and a Fixtures, Fittings and Contents Form to the solicitors
- Copies of the above documents, plus a draft contract – this is known as an 'Information Pack' – will be sent to the buyer's solicitor
- Answer the buyer's solicitor's additional enquiries (for example, specific questions about fixtures and fittings) and obtain copies of any planning consent documents
- Agree the contract and arrange for the sellers to sign it in readiness of the exchange (below)
- All parties agree completion dates and the contracts are exchanged

Between exchange and completion

- Obtain redemption figures from the mortgage lender and reply to requisitions on title
- Approve the transfer and arrange for the seller(s) and buyer(s) to sign
- Receive the agent's fee account and seek the seller's consent to settle this out of completion funds

Completion date

This is the date the ownership of the property passes from the seller to the buyer, and it follows the successful transfer of funds. It's the date that the whole process works towards.

Upon completion

- Receive completion funds and (only when this has been completed) instruct your estate agent to release the keys to buyers. Redeem mortgage and forward the financial statement. Forward any surplus funds (unless these are being used to fund an onward purchase). Ensure all outstanding bills are paid
- Forward transfer documents and deeds to the buyer's solicitors
- Forward evidence of 'discharge of mortgage' to the buyer's solicitors

Buyer's solicitor's steps

- Obtain the Information Pack, including a copy of the EPC (if applicable) from the sellers' solicitor and raise any additional queries
- Initiate any specialist searches (for example: a coal search). Submit local, environmental and water searches and a chancel check. This takes about 10 working days in total, and enquiries are then usually raised from the results
- Approve the contract when all enquiries are satisfactory and complete. (At this stage, a mortgage transfer deed will need to be signed and witnessed)
- Receive a mortgage offer and instructions from the lender and deal with any conditions set out by them. Make sure that life cover and buildings insurance is being arranged
- Request the deposit, report back to the buyer, and arrange for the contract to be signed. Place buildings insurance and life cover in force
- All parties agree completion dates and the contracts are exchanged

Between exchange and completion

- Raise 'requisitions on title' and prepare the draft transfer deed
- Report on title to mortgage lender and obtain funds for completion, including Stamp Duty (if appropriate)
- Prepare accounts, obtain signature to mortgage deed and undertake final Land Registry and Land Charges searches

Completion date

This is the date the ownership of the property passes from the seller to the buyer, and it follows the successful transfer of funds. It's the date that the whole process works towards.

Upon Completion

- Forward to the seller's solicitors the balance of funds - it is only then that they can authorise the release of the keys. Receive from the seller's solicitors, the transfer document deeds
- Stamp the Transfer Deed, register the buyer's ownership with the Land Registry and forward the deeds to the lender or client (where appropriate)

Contract - The agreement that sets out the main terms that have been agreed - for example: price, address, names, etc. Two copies are drawn up, and each party signs one in readiness for the exchange of contracts.

Deposit - The part of the purchase price (usually 10%) which the buyer pays on exchange of contracts.

Exchange of contracts - The swapping of signed contracts by the solicitors (together with the buyer's deposit). After this, the contract is binding.

Energy Performance Certificate - This contains information on energy use, energy performance, carbon dioxide emissions, and fuel bills.

Land Registry - The Government department that records who owns what land, and under what conditions.

Local Authority Search - A list of questions that are specific to the property and intended, for example, to discover if there have been any planning applications on the property, if the road to the house is maintained by the council, etc.

Mortgage Redemption Figure - The amount required to repay the outstanding capital/ interest of a mortgage.

Property information form/fixtures, fittings and contents form - Standard forms about the property that the seller answers for their solicitor (for example: what will be left behind, details of guarantees, etc.)

Title Deeds - Legal documents that prove ownership of land/buildings, and the terms on which they are owned.

Transfer of Title - The document that passes the ownership from the seller to the buyer.

Stamp Duty for buy to let investors and second home owners - An additional tax, paid by the buyer purchasing an additional property that is not their main residence. It includes buy to let landlords and those buying second homes and holiday homes. The higher rates will be 3 percentage points above the current rates of duty shown below.

Requisition on title - An enquiry relating to the completion arrangements.

Seller's Pack - This comprises a Property Information Form, a Fixtures, Fittings and Contents Form, a copy of the title deeds and the draft contract.

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

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



Moving house?

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

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

Eight weeks - Research

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

Six weeks - Removal companies or do it yourself?

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

Four weeks - Notify utility companies

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



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

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

Two weeks - Confirm all details

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

24 hours - Final check and walk round

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

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

Moving day

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

You have arrived at your new home!

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

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

Checklist

Eight weeks

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

Six weeks

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

Four weeks

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

Two weeks

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

24 hours

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

Moving in

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

On arrival

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

WE'LL HELP
YOU GET
packing!



Book your
FREE
valuation
today.

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