

# PROPERTY NEWS

## TOP THREE CHRISTMAS MOVIES

TIS THE SEASON FOR CHRISTMAS CINEMATIC MAGIC

**CHRISTMAS DINNER**  
A DELICIOUS CHRISTMAS  
DINNER RECIPE FOR ALL

**RIGHTMOVE BOUNCE**  
TAKE ADVANTAGE OF  
RIGHTMOVE'S BUSIEST DAY

**HOLIDAY BOOKINGS**  
PLAN AHEAD FOR YOUR  
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**WORLD DARTS**  
PREVIEWING THIS YEAR'S  
WORLD DARTS

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Rightmove recorded a 23% rise in buyer demand during this period compared to last year.

Hints and tips for both buyers and sellers

## WELCOME TO THE LATEST EDITION!

It's the most wonderful time of the year, so let's get the absolute most out of your Christmas season. On pages 2&3, we look at hints and tips for both buyers and sellers and taking advantage of RightMove's busiest day of the year.

While on pages 4&5, we have tips and guidance on planning ahead for the February half-term and summer paradise getaways. What's Christmas without film and TV, mulled wine, great food, and your favourite festive jumper?

On pages 6&12 we look at classic movies to revel in this Christmas, and our best festive guide to brilliant TV this Christmas, along with our guide to the best Christmas jumpers on the market

right now on page 7. Pages 8&9 will make you salivate, as we share what we think is the best ever Christmas dinner recipe, adorned with some interesting twists to make this Christmas that little bit different. Worried about getting too drunk on that mulled wine or festive cocktails?

Page 13 will help you with this very typical anxiety, with our guide to sipping smart this Christmas. Pages 10&11 we discuss the benefits of pruning in December, while pages 14&15 are for all the darts fanatics. So, grab another mince pie and a mulled wine, light the fire, and get cosy with this month's magazine.

**Daniel Evans**  
Editor

Boxing Day, the day after Christmas, is known to be the busiest day of the year for Rightmove, the UK's largest online real estate portal. According to Rightmove, the period between Boxing Day and the start of the new year is the busiest on record for home movers. In fact, Rightmove recorded a 23% rise in buyer demand during this period compared to the corresponding period last year.

If you're a seller looking to take advantage of this busy period, here are some tips to help you get started:

**Have a valuation:** Before anything, you need to have a valuation on your property. Choose a local, independent estate agent to get expert local knowledge, and listen to their incite into the current local market.

**Get your property ready:** Before listing your property on Rightmove, make sure it's in good condition. This includes decluttering, cleaning, and making any necessary repairs. You want



## TAKE ADVANTAGE OF RIGHTMOVE'S BUSIEST DAY OF THE YEAR

your property to look its best when potential buyers view it online.

**Price your property competitively:** Research similar properties in your area and price your property competitively. This will help attract more buyers and increase your chances of selling quickly. Listening to your estate agent is key as they have the most up-to-date information.

**Choose the right time to list:** According to Rightmove, Boxing Day is the busiest day of the year for new sellers coming to market. Therefore, it's a good idea to list your property on this day or shortly after.

**Use high-quality photos:** High-quality photos are essential when listing your property on Rightmove. Make sure your photos are well-lit and show off your property's best features.

**Write an engaging description:** Your

property description should be engaging and highlight your property's best features. Make sure you tell your estate agents all relevant information as well as unique selling points.

If you're a buyer looking to take advantage of this busy period, here are some tips to help you get started:

**Start your search early:** According to Rightmove, buyer demand is highest between Boxing Day and the start of the new year. Therefore, it's a good idea to start your search early so you don't miss out on any potential properties.

**Set up alerts:** Setting up alerts on Rightmove can help you stay up-to-date with new properties that match your criteria. This can be especially helpful during busy periods when properties are being listed frequently.

**Be prepared:** If you find a property you're interested in, be prepared to act quickly. Properties can sell quickly during busy periods so it's important to have everything in order before making an offer.

**View properties virtually:** Many properties now offer virtual viewings which can save you time and make it easier to view multiple properties in a short amount of time.

**Work with an experienced agent:** Working with an experienced agent can help you navigate the busy market and find the right property for you.

Boxing Day is a great time for both sellers and buyers to take advantage of Rightmove's busiest day of the year. By following these tips, you can increase your chances of selling or finding your dream home.

# PLAN AHEAD FOR PARADISE

February  
Half-Term and  
Summer Getaways  
to Warm  
Destinations

February may be synonymous with chilly weather in England, but it doesn't have to be. With the February half-term approaching, and summer not too far on the horizon, now is the perfect time to plan your escapes to warm and sunny destinations. In this article, we'll explore the benefits of booking both a February half-term and a summer holiday to beat the winter blues and look forward to sun-soaked adventures.

## February Half-Term: A Blissful Break from Winter

### BEAT THE COLD IN STYLE

February half-term is a welcome break for families and individuals alike. With the days still short and temperatures low, what could be better than escaping to a sunny paradise? Think of trading your umbrella for a sunhat, and your coat for a swimsuit. Warm destinations like the Canary Islands or the Caribbean are just a few hours away by plane, making it an ideal opportunity to soak up the sun.


### AVOID THE CROWDS

While summer holidays are typically the high season for warm destinations, February sees

fewer tourists. This means you can explore beautiful beaches, enjoy excursions, and dine in local restaurants without the summer crowds. It's a chance to experience your chosen destination at a relaxed pace.

### FAMILY BONDING IN THE SUN

For families, the February half-term offers a unique opportunity to bond over exciting adventures. Whether it's building sandcastles on the beach or snorkelling in crystal-clear waters, these experiences create cherished memories that last a lifetime. Plus, with the children out of school during this time, you won't have to worry about them missing classes.



The combination of a February half-term escape and an early summer holiday booking is the key to experiencing the best of both worlds

## Summer Holiday: Early Booking, Big Savings

### THE EARLY BIRD ADVANTAGE

Booking your summer holiday early has its perks. It's not just about securing your preferred dates and accommodations; it's also about saving money. Airlines and hotels often offer discounts and promotions for early bookers. By planning now, you can bag a bargain and have peace of mind that your dream vacation is all set.

### WIDE ARRAY OF CHOICES

Booking in advance opens up a world of possibilities. You can choose from a wide array of destinations, from the turquoise waters of the Maldives to the cultural richness of Greece. Whether you're seeking relaxation or adventure, early booking ensures you can pick the perfect spot.

### FLEXIBLE PAYMENT OPTIONS

Planning ahead allows you to take advantage of flexible payment options. Many travel agencies and booking websites offer instalment plans, making it easier to budget for your summer vacation. This means you can book now, pay gradually, and have more money left for activities and souvenirs during your trip.

### REDUCED STRESS

There's nothing quite like the peace of mind that comes with having your summer holiday sorted well in advance. You won't have to rush or compromise on your ideal dates and accommodations. Instead, you can look forward to your summer escape with a sense of excitement, knowing that everything is in place.

### EMBRACE THE BEST OF BOTH WORLDS

By booking a February half-term getaway and securing your summer holiday early, you can

enjoy the best of both worlds. The February trip provides an immediate respite from the winter chill and a taste of what's to come. It's a perfect way to break up the long winter months and recharge.

Planning your summer holiday now ensures you have something spectacular to look forward to as the days grow longer and warmer. It's a way to beat the rush and secure the most fantastic experiences for your well-deserved summer break.

The combination of a February half-term escape and an early summer holiday booking is the key to experiencing the best of both worlds. You can beat the winter blues in style, create family memories, and take advantage of discounted rates by booking early. So, pack your bags and embark on a year filled with incredible adventures in warm and sunny destinations. Your future self will thank you for it!

# 'TIS THE SEASON FOR MOVIE MAGIC

| We've listed the Top Three Christmas films for you to enjoy this holiday

When the festive season rolls around, there's nothing quite like cozying up with loved ones to watch a heartwarming Christmas film. In this feature, we've handpicked the top three Christmas movies that have stood the test of time, bringing joy, laughter, and a touch of magic to audiences year after year.

## 1. LOVE ACTUALLY (2003)

"To me, you are perfect." This iconic line from "Love Actually" perfectly encapsulates the essence of this modern Christmas classic. Set in the heart of London, this film weaves together multiple love stories, each with its own unique charm and complexity. From the lovable Prime Minister (played by Hugh Grant) to the heart-wrenching tale of unrequited love (featuring Andrew Lincoln and Keira Knightley), "Love Actually" tugs at the heartstrings and reminds us of the power of love during the holiday season.

Richard Curtis, the film's director, beautifully captures the warmth and interconnectedness of people during Christmas. With its star-studded ensemble cast, memorable scenes like the airport reunion, and a soundtrack that includes Mariah Carey's "All I Want for Christmas Is You," "Love Actually" has rightfully earned its place as a beloved Christmas classic.

## 2. SCROOGED (1988)

A modern twist on Charles Dickens' timeless tale, "Scrooged" stars the inimitable Bill Murray as Frank Cross, a miserly television executive with a cold heart. On Christmas Eve, he's visited by three eccentric spirits who show him the error of his ways, ultimately leading to a heartwarming transformation.

"Scrooged" is a brilliant blend of dark humour, social commentary, and genuine sentiment. Bill Murray's comedic genius shines through, making it an ideal choice for those who appreciate a little irreverence with their holiday cheer. The film's irrepressible humour and timeless message of redemption are what continue to make it a must-watch every Christmas.

## 3. HOME ALONE (1990)

"Home Alone" is a Christmas classic that combines laughter, chaos, and heartwarming moments in equal measure. Written and produced by John Hughes and directed by Chris Columbus, the film tells the story of young Kevin McCallister, played by Macaulay Culkin, who finds himself accidentally left behind when his family travels for the holidays. What follows is a hilarious and heartwarming adventure as Kevin outsmarts two bumbling burglars in a series of booby traps.

The film's charm lies in its ability to capture the magic of childhood imagination, resilience, and the importance of family. Kevin's resourcefulness and ability to turn a potential disaster into a triumph resonate with audiences of all ages.

"Home Alone" is a film that, no matter how many times you've seen it, remains a holiday favourite for its enduring humour and heart.

So, grab some hot cocoa, snuggle up with your loved ones, and let the magic of these Christmas classics fill your hearts with joy and warmth during the most wonderful time of the year.

# FABULOUS FESTIVE JUMPERS

Festive jumpers are a mainstay of many families in the UK

Whether you are going to a works do, a family party, a pantomime or just for a few drinks, during the festive season it's almost impossible not to be tempted by the year's festive jumper trends. Whether it's the LIDL and ALDI jumpers of previous years, a Guinness jumper, or a Christmas tree jumper that has light and songs, a Christmas jumper is a must for your winter 2023 fashion. This year, let's have a look at some of the coolest festive jumpers on the market.

## Infant



Keep your baby and toddler feeling co-cosy during the festive season with the help of this knitted jumper.

With Fair Isle patterning to truly bring Christmas styling to life, we're loving the holiday-ready hues of green, cream and red featuring throughout.

<https://tinyurl.com/5xxhwhh9>



## Kids

All the kids will love this cool Santa graphic jumper with blue ribbed trims. The cool design will allow your kids to express themselves, while properly getting into the festive spirit, and the colour scheme makes it totally unisex.

<https://tinyurl.com/5yt4s3j3>

## Men



Every 90s kid wanted one thing for Christmas—a trip to Jurassic Park. Who wouldn't want to see dinosaurs in the flesh? Why not grab the next best thing for the holiday season with this awesome 100% knitted Jurassic Park Christmas jumper! Featuring a high-quality patch embroidery of a velociraptor on the front alongside the tag line "Clever Girl", this festive jumper is perfect for any dinosaur lovers looking to add a bit of prehistoric flair to their Christmas.

<https://tinyurl.com/yv5ufw5e>

## Women

We love this super festive sweater. Featuring a host of your favourite Christmas characters, this top is your new Christmas jumper for any Christmas party. Available as a stylish crew neck sweater, perfect for accessorizing to turn into a full-blown festive outfit.

<https://tinyurl.com/3vzmkhfe>



# A FESTIVE FEAST

## Appetizer

### ROASTED BUTTERNUT SQUASH SOUP

Start your Christmas dinner on a cozy note with a warm and velvety butternut squash soup. This appetizer is a delightful blend of sweet and savoury flavours, and it's bound to whet your guests' appetites for what's to come.

#### INGREDIENTS

1 large butternut squash, peeled and cubed  
2 onions, chopped  
4 cloves garlic, minced  
4 cups vegetable or chicken broth  
2 tbsp olive oil  
1 tsp ground nutmeg  
Salt and pepper to taste

#### INSTRUCTIONS

Preheat your oven to 375°F (190°C).  
Place the butternut squash, onions, and garlic on a baking tray. Drizzle with olive oil and season with salt, pepper, and nutmeg.  
Roast for about 40 minutes or until the squash is tender and slightly caramelized.  
Transfer the roasted vegetables to a large pot, add the broth, and bring to a boil.  
Reduce the heat and simmer for 10-15 minutes.  
Use an immersion blender to puree the soup until smooth.  
Serve hot with a dollop of sour cream or a sprinkle of fresh herbs.

## Main course

### HERB-ROASTED TURKEY WITH CRANBERRY-ORANGE GLAZE

The star of the Christmas dinner is undoubtedly the turkey. This herb-roasted turkey with a luscious cranberry-orange glaze is a showstopper that will have everyone coming back for seconds.

#### INGREDIENTS

#### Ingredients

12-14 lb (5.4-6.4 kg) whole turkey  
1/2 cup unsalted butter, softened  
2 tbsp fresh rosemary, chopped  
2 tbsp fresh thyme, chopped  
Salt and pepper to taste  
1 cup cranberry sauce  
Zest and juice of 2 oranges  
1/4 cup maple syrup

#### INSTRUCTIONS

Preheat your oven to 325°F (163°C).  
In a bowl, combine the softened butter, chopped rosemary, thyme, salt, and pepper. Carefully loosen the skin of the turkey and rub the herb butter mixture under the skin and all over the turkey.  
Place the turkey in a roasting pan, breast side up. Cover with aluminium foil and roast for about 3-4 hours, basting every 30 minutes.  
In a saucepan, heat the cranberry sauce, orange zest, orange juice, and maple syrup. Simmer for about 10 minutes until the glaze thickens.  
In the last 30 minutes of roasting, remove the foil and brush the turkey with the cranberry-orange glaze. Return it to the oven.  
The turkey is done when the internal temperature reaches 165°F (74°C) in the thickest part of the thigh.  
Let the turkey rest for about 20-30 minutes before carving.



## The ultimate Christmas Dinner recipes for that special menu

As the holiday season approaches, the anticipation of gathering around the table for a sumptuous Christmas dinner fills the air. It's a time for cherished traditions and creating new culinary delights that leave everyone raving about the meal. In this article, we present a selection of the ultimate Christmas dinner recipes to help you create a memorable feast for your loved ones.

### MAPLE-GLAZED ROASTED BRUSSELS SPROUTS

This side dish takes Brussels sprouts to a whole new level with a sweet and savoury maple glaze that complements their earthy flavour perfectly.

1 lb (450g) Brussels sprouts, trimmed and halved  
2 tbsp olive oil  
2 tbsp pure maple syrup  
Salt and pepper to taste

Preheat your oven to 400°F (204°C).

In a bowl, toss the Brussels sprouts with olive oil, maple syrup, salt, and pepper. Spread them out on a baking sheet and roast for 20-25 minutes, or until they are tender and caramelized.

## vegetable side

#### INGREDIENTS

#### INSTRUCTIONS

## dessert

### CLASSIC CHRISTMAS PUDDING

For the grand finale, serve a classic Christmas pudding that embodies the spirit of the season. This rich and fruity dessert is a delightful tradition that no Christmas dinner should be without.

1 cup breadcrumbs  
1 cup suet (or grated frozen butter)  
1 cup brown sugar  
1 cup mixed dried fruits (raisins, currants, and sultanas)  
1/2 cup chopped candied peel  
1/2 cup chopped almonds  
1 apple, peeled, cored, and grated  
Zest and juice of 1 orange  
Zest and juice of 1 lemon  
3/4 cup self-rising flour  
2 tsp mixed spice (cinnamon, nutmeg, and allspice)  
2 eggs  
1/4 cup stout or dark beer  
1/4 cup brandy

#### INGREDIENTS

#### INSTRUCTIONS

In a large mixing bowl, combine all the dry ingredients: breadcrumbs, suet, sugar, dried fruits, candied peel, and almonds.

In a separate bowl, mix the grated apple, orange and lemon zest and juice, and brandy.

Stir the wet mixture into the dry ingredients until well combined.

In a separate bowl, whisk the eggs and add the stout or dark beer.

Gradually incorporate the egg mixture into the pudding mixture.

Crease a pudding basin and fill it with the mixture.

Cover with a double layer of greased parchment paper and aluminum foil, securing it with string.

Steam the pudding for 4-5 hours, topping up the water as needed.

Store the pudding in a cool, dark place until Christmas Day.

On Christmas, steam the pudding for an additional 2 hours before serving.

To serve, heat brandy, ignite it, and pour it over the pudding for a dramatic presentation.

# PRUNING | Working on your roses now will help them flourish in the spring

# IN DECEMBER

**D**ecember may not be the month that immediately springs to mind when thinking about gardening tasks. However, for those passionate about roses, it's a crucial time to ensure your climbing and shrub roses flourish in the coming year. In this article, we'll delve into the art of pruning these beautiful plants during December, setting the stage for a spectacular rose garden in the coming seasons.

## THE WINTER PRUNING RITUAL

December might be cold and frosty, but it's the ideal time to prune your climbing and shrub roses. Pruning during this dormant period helps stimulate new growth and enhances the overall health of your rose plants. As you prepare for this delicate operation, make sure you have the essential tools on hand: sharp, clean pruners and gloves to protect your hands.

## PRUNING CLIMBING ROSES

Climbing roses are known for their stunning displays of blooms, but they require proper pruning to maintain their vigour and ensure that they produce an abundance of flowers in the coming year.

**Remove Dead or Diseased Canes:** Begin by identifying and removing any canes that appear dead or diseased. These canes won't contribute to healthy growth and can hinder the overall appearance of your climbing rose.

**Cut Back Long Canes:** To shape your climbing rose and encourage it to grow more vigorously, prune back long, straggly canes. Aim to shorten them by about a third. This will encourage the rose to send out new growth and produce more flowers along the length of the canes.

**Thin Out Crossed or Overlapping Canes:** In areas where canes are crossing or overlapping, prune out some of them to allow air circulation and prevent disease. Keep the strongest, healthiest canes.

**Clean Up the Base:** Finally, remove any dead leaves and debris from the base of the plant. This reduces the risk of fungal diseases taking hold during the wet winter months.


## PRUNING SHRUB ROSES

Shrub roses come in various forms and sizes, from compact bushes to sprawling varieties. Here's how to tackle their pruning in December:

**Shape the Bush:** Begin by shaping the shrub rose according to your desired form. Remove any branches that detract from this shape, including those growing inward or crossing over one another.

**Prune for Airflow:** Open up the centre of the shrub by cutting away

Pruning is essential to shaping, revitalizing, and promoting healthy growth in these elegant and timeless garden favourites



congested growth. This increases airflow within the plant, reducing the risk of disease.

**Cut Back Leggy Growth:** Prune back any leggy growth to maintain a balanced appearance. The goal is to promote bushier, more compact growth.

**Remove Deadwood:** As with climbing roses, remove any dead or diseased branches to prevent the spread of issues and promote overall plant health.

### THE ART OF PRUNING

Pruning roses is as much an art as it is a science. It requires careful consideration of the plant's structure and health. However, there are some general tips that apply to both climbing and shrub roses:

**Make Clean Cuts:** Ensure your pruning shears are sharp to make clean cuts. Ragged cuts can damage the plant and provide entry points for disease.

**Prune at a 45-Degree Angle:** When cutting canes, aim for a 45-degree angle, sloping away from the bud. This helps water to run off the cut and prevents disease from entering.

**Seal Pruned Stems:** After pruning, apply a sealant or wood glue to the cut ends. This reduces the risk of disease and cankers affecting the plant.

**Dispose of Pruned Material:** Remove all pruned material from your garden, especially any diseased canes or branches. Proper disposal helps prevent the spread of disease.

### LOOKING AHEAD TO SPRING

Pruning your climbing and shrub roses in December is an investment in the future beauty of your garden. While it may seem counterintuitive to work on your roses during the winter, it's this dormant period that sets the stage for a spectacular show of blooms in the spring and beyond. The art of pruning is essential to shaping, revitalizing, and promoting healthy growth in these elegant and timeless garden favourites.

Remember that the specifics of pruning may vary depending on the type and variety of roses you have. It's always a good idea to consult with a local horticulturist or gardening expert for guidance tailored to your specific roses. Armed with the knowledge of how to prune your climbing and shrub roses, you'll be well-prepared to usher in a vibrant and thriving rose garden in the coming seasons. Happy gardening!

# FESTIVE TV GUIDE 2023

Returning stars  
and new shows this  
festive season

As December approaches, the festive season is not just about twinkling lights and mince pies; it's also the time when the UK television scene comes alive with a dazzling array of holiday-themed shows. Whether you're cozying up by the fireplace with your family or simply looking to unwind after a long day, the upcoming festive TV shows promise a mix of heartwarming classics and exciting new releases.

## "DOCTOR WHO" CHRISTMAS SPECIAL

The iconic Time Lord returns for another Christmas adventure. Ncuti Gatwa's first episode as the Doctor will be a Christmas special and appears to signal that Doctor Who is moving away from the less festive approach adopted in recent years, which saw New Year's episodes replace Christmas specials. Having Ncuti Gatwa's time as the Doctor start out in a Christmas special also calls back to returning showrunner Russell T Davies' first era of Doctor Who. With the David Tennant specials, there is reason to believe that Ncuti Gatwa's new Doctor will appear briefly when David Tennant regenerates.

The upcoming festive TV shows promise a mix of heartwarming classics and exciting new releases

## GHOSTS CHRISTMAS SPECIAL

The smash-hit show Ghosts will sign off with a surprise Christmas special announced in October. The fifth and final season of the hit comedy will culminate with the festive special, however, no air date has been announced as yet. The show, created and starring Mathew Baynton, Simon Farnaby, Martha Howe-Douglas, Jim Howick, Laurence Rickard and Ben Willbond has been a nice surprise hit for the BBC over the past few years, and last year's festive show attracted 5.9million viewers.

## THE MASKED SINGER – CHRISTMAS SPECIAL

Saturday night favourite, The Masked Singer will return to screens for its first-ever Christmas Special. Filming for the ITV show kicked-off in October, and an audience member has revealed that they have taken the show to a whole new level. No characters have been announced as yet, however, if the main show is anything to go by they are sure to impress. Original panellists, Rita Ora, Jonathan Ross, Davina McCall and Mo Gilligan are all on-board for what looks like a must-watch festive feast of fabulously fun TV.

# SIP SMART STAY MERRY

The holiday season is synonymous with celebration and cheer, often accompanied by a merry clinking of glasses. While enjoying festive drinks is a delightful part of the season, waking up with a hangover is decidedly less so. In this article, we'll explore some smart strategies to help you avoid festive hangovers over Christmas and keep the celebrations enjoyable.

## 1. MODERATION IS KEY

The most effective way to prevent a hangover is by drinking in moderation. Set a limit for yourself before you start imbibing, and stick to it. It's easy to get carried away when the festivities are in full swing, but pacing yourself can make all the difference.

## 2. HYDRATION, HYDRATION, HYDRATION

Staying well-hydrated is essential to avoiding a hangover. Alcohol can be dehydrating, so for every alcoholic drink, have a glass of water. This will not only help to keep you hydrated but also slow down your alcohol consumption.

## 3. EAT BEFORE YOU DRINK

Never drink on an empty stomach. Consuming food before drinking can help slow the absorption of alcohol, making it less likely for you to become intoxicated quickly. Opt for a balanced meal that includes proteins and healthy fats.

## 4. CHOOSE YOUR DRINKS WISELY

Certain alcoholic beverages are more likely to result in hangovers than others. Dark spirits like whiskey, brandy, and red wine tend to contain more congeners, which can exacerbate hangover symptoms. Opt for lighter drinks like clear spirits or beer to reduce the likelihood of a pounding headache.

## 5. AVOID SUGARY MIXERS

Sugary mixers, such as sodas or sugary fruit juices, can intensify the effects of alcohol and lead to a more severe hangover. Choose mixers like soda water, tonic, or fresh citrus juices, which are kinder on your system.

## 6. PACE YOUR DRINKS

Sip your drinks slowly, and enjoy the flavours. Don't feel pressured to keep up with others or take shots if it's not your thing. Savor the taste and give your body time to process the alcohol.

## 7. KNOW YOUR LIMITS

Understanding your own tolerance is vital. Everyone's tolerance for alcohol is different, so pay attention to how your body reacts to it. If you start to feel the effects quickly, slow down or switch to non-alcoholic beverages.

## 8. GET PLENTY OF SLEEP

A well-rested body can better metabolize alcohol. Make sure you're getting adequate sleep, especially on days when you plan to partake in holiday festivities. Lack of sleep can worsen hangover symptoms.

## 9. OVER-THE-COUNTER REMEDIES

Over-the-counter hangover remedies like antacids and pain relievers can help alleviate some symptoms, but they won't completely erase the effects of excessive alcohol consumption. Use them sparingly and according to the manufacturer's instructions.

## 10. DESIGNATED DRIVER OR ALTERNATIVE TRANSPORT

If you're attending gatherings where alcohol is served, arrange for a designated driver or use alternative transportation methods like taxis, rideshares, or public transport. This ensures you won't be tempted to drink and drive, keeping you and others safe.

## 11. EMBRACE ALCOHOL-FREE ALTERNATIVES

There's an ever-growing selection of non-alcoholic beverages, from alcohol-free beer to sophisticated mocktails. Embrace these alternatives for a change of pace without the hangover.

Remember that the true spirit of the season is about being together with loved ones and creating lasting memories, and you can do that without overindulging in alcohol. Cheers to a happy and hangover-free Christmas!





# CHAIRMEN OF THE BOARD

**F**atboy Slim and his second studio album, *You've Come A Long Way, Baby* ably illustrate the rapid evolution of darts into a sporting showpiece.

That meteoric expansion is highlighted each December by the razzmatazz of the PDC's World Championships, played out nightly to a raucous sell-out crowd at the Alexandra Palace in London.

Sponsored by Paddy Power, and generating millions in betting revenue, ticket sales, broadcasting rights and "hospitality", the sport has been transformed from a locally-competitive pastime in a smoky pub to a global circus played out before ranks of exuberant, gaudily-attired fans in vast arenas.

And you can sense the significance of the event by the number of celebrities keen to grab an Insta opportunity at the arrers in Ally Pally.

Yes, darts has definitely come a long way.

The players are not "fat boys", either. Long gone are the pie-chomping days when the likes of Jocky Wilson, Leighton Rees and Cliff Lazarenko would have a pint – or something stronger – standing by as they hit their doubles. And while today's pro dartsmen may not be slim, highly-toned athletes, they have had to develop immense stamina to cope with the strength-sapping stage lights and mental agility which is second to none (indeed, it has long been argued that if you want to teach a child arithmetic, get them into darts).

This year's championship starts on December 15th and, with a brief break for Christmas, concludes on

January 3rd when the winner will pocket around £500,000 from a prize fund of almost £2.5million.

Again, it's a far cry from its acrimonious origins when, in 1992, a group of disenchanting players broke away from the ruling British Darts Organisation to form the World Darts Council, with the Professional Darts Corporation created two years later when the rift was healed. However, the BDO tried to continue for the benefit of the grassroots game but went bust in 2020 as the appetite for the PDC's accessibility and over-the-top entertainment value grew.

It is easy to see why its popularity has soared to a point where a record 10 million viewers tuned in for the 2013 tournament with more than a million regularly watching the final. The fans are beyond enthusiastic, and the skill levels of the players are on a different level.

Think it's simple? Try standing almost 2.5m from a treble 20-sized object half the size of a pen top, suspended almost two metres off the ground... and attempt to hit it with three sharp metal sticks while TV lights generate a tropical heat and cameras heighten the tension.

Yet the elite dartsmen do it with monotonous regularity, to the extent that a record 901 maximum 180 scores were registered at last year's tournament.

It is a sport where numbers are king... and some of those figures are eye-opening.

• Defending champion Michael Smith scored 83 maximum 180s in the 2022 tournament, 22 of them in the final which he lost 7-5 to Peter Wright.



How this month's  
PDC world darts  
championship  
became  
compulsive  
viewing

· Michael van Gerwen had a 114.05 three-dart average during his 2017 semi-final victory against Raymond van Barneveld, who managed 109.34 despite being walloped 6-2. Van Gerwen took the title that year with a record tournament average of 106.32.

· The nine-dart finish - like the 147 break in snooker and golf's hole in one - is the sport's Holy Grail. The classic route from a starting point of 501 is 180, 180, 141 (or seven successive treble 20s, treble 19 and double 12). Only 14 have been recorded in the championship, the first in 2009 by van Barneveld, who did it again the following year.

· Phil Taylor is the most dominant player in the event's history, appearing in 19 finals and winning 14. He won eight successive times after losing the first final in 1994, with his last coming at the age of 52 in 2013.

No-one is likely to match Taylor's record, although van Gerwen has time and talent on his side. Once again, he will be among the favourites to recapture a crown he last lifted in 2019, although he has been runner-up twice since, including last year when Michael Smith gained revenge for that defeat four years ago.

Gerwyn Price and Smith should also go deep into the tournament, while don't discount former champions Gary Anderson and Wright, who have the experience to make life awkward.

The Paddy Power World Championships will be televised by Sky Sports and streamed live by bet365



This year's championship starts on December 15th and, with a brief break for Christmas, concludes on January 3rd when the winner will pocket around £500,000

Chantry Lane, Necton

OIEO £525,000



An extremely well presented individual spacious detached four bedroom house with an open outlook to the rear situated in the popular well serviced village of Necton. The property has much to offer and included en-suite bathroom, garden room and 2 reception rooms.

SWAFFHAM - 01760 721389 - [info@longsons.co.uk](mailto:info@longsons.co.uk)



Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

## Settlers Court, Swaffham

£375,000



Very well presented, modern, detached three bedroom house very conveniently situated in the heart of Swaffham town centre. This superb property offers utility room, kitchen/dining room, en-suite bathroom, gardens, parking, gas central heating and double glazing.

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## Acorn Drive, Swaffham

£769,000



Brand new, superb, substantial executive style detached five/six bedroom house situated on an exclusive secure gated development on the edge of Swaffham. This fantastic property boasts amongst many things two reception rooms, inglenook style fireplace, intergrated appliances and much much more!

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## Donthorn Cottage, Campingland

**OIRO £425,000**



LOCATION, LOCATION, LOCATION! You can't beat this picturesque spot, it's in an easy and convenient proximity to the town, along with its charm, character & modern adaptations and its CHAIN FREE!!....What more would you want! Viewing is highly recommended!

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## Southerley Cottage, Tittleshall Road

**£325,000**



Extremely well presented, three bedroom character cottage situated in the popular village of Litcham. This fantastic flint fronted property enjoys open countryside views to the rear, two reception rooms, en suite shower room, utility room, cloakroom with WC, UPVC double glazing, oil central heating.

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## Harvey Street, Watton

£350,000 - £375,000



Very well presented spacious, detached four bedroom house with double garage situated in a popular area of the market town of Watton. This superb property offers a fitted kitchen, utility, cloakroom, dining room, lounge, conservatory, en suite shower room, well presented gardens and double garage.

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## Griston Road, Watton

£325,000



NOT TO BE MISSED! An extremely well presented three bedroom detached house situated within the popular town of Watton. The property has been extended to create an amazing family orientated ground floor space with the benefit of an en-suite shower room, gas central heating and UPVC double glazing.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## Heron Way, Watton

**£375,000**



Spacious, well presented, detached three bedroom bungalow with garage situated in a cul-de-sac location in the popular town of Watton. This fantastic property offers parking for several vehicles, conservatory, UPVC double glazing (replaced 2021), gardens and gas central heating.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

## Woodpecker Drive, Watton

**£350,000**



Spacious detached three bedroom detached bungalow situated on a popular development in Watton. The property has much to offer including en-suite shower room, conservatory, garage, parking, gardens, gas central heating and UPVC double glazing.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

Swaffham - 01760 721389

Watton - 01953 883474

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Swaffham Road, Watton

£600,000



Very well presented, detached three bedroom house with separate two bedroom chalet situated in the market town of Watton. The property benefits from a conservatory, ground floor cloakroom, utility, generous plot (approx 1.75 acres) with ample off-road parking with a separate two bedroom chalet in the grounds.

WATTON - 01953 883474 - [watton@longsons.co.uk](mailto:watton@longsons.co.uk)

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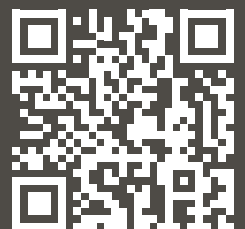
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HOW MUCH  
**IS MY**  
PROPERTY  
WORTH?



# Present your house for sale by de-cluttering...

Maximise your home's potential and create spacious rooms enticing potential buyers – simply by de-cluttering!

“ De-cluttering allows you to... maximise your space, emotionally prepare you to move, and will allow you to focus your buyers on what is important ”

If you are looking to sell your house, or have had your home on the market for a while now, then you probably want to get the maximum sale price in the quickest time. There are a few things you can't control – but the one thing that is in your control, is the look and feel of the interior and exterior.

While it's worth spending time fixing and cleaning your house before potential buyers come and view, it's also important to de-clutter. This creates spacious rooms and also allows you to decrease and organise your personal items before you move yourself. Of course it's understandable that you don't to want spend money, time and energy on a home you are about to leave, however, a lot of people are looking for a house in which they can move straight into. Maintaining your

property might even save you thousands of pounds; it could even reduce added expenses of living in your home whilst waiting for a sale. And it might even help avoid possible reductions in the asking price.

The main reason in which people move house tends to be because they lack space in their current home. They want a home that is spacious and in which they can grow into. If a potential viewer comes to your home and sees that there is lack of space, then this will turn them away.

De-cluttering allows you to remove any unnecessary items in an untidy or overcrowded place. It will help maximise your space, emotionally prepare you to move, and will allow you to focus your buyers on what is important.





So where should you start?

You need to create a great first impression and focus on the rooms themselves. You will notice that the first things you see in each room are personal items. Where possible you want to create the look of a

them into things you want to keep and things you want to get rid of. You may even find that you have collected a cupboard full of paper work. Get yourself organised! Don't just throw it all away, but file it and go through it thoroughly. This will also make it easier when you move.

De-personalising can also be a great way to de-clutter. Too many personal effects can be distracting to buyers. They want to see a house in which they can make their own memories rather than seeing yours. Again, personal items can be stored away. Remember

“ Where possible you want to create the look of a lifestyle that the potential buyers want ”

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

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

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

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

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

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

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

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

# Top Tips!

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

.....

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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 £250,000. For first-time buyers you can claim a discount and won't pay Stamp Duty up to £425,000 on the purchase price and after that you will pay only 5% between £425,001 to £625,000.

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

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

## Eight weeks - Research

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

## Six weeks - Removal companies or do it yourself?

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

## Four weeks - Notify utility companies

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



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

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

#### Two weeks - Confirm all details

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

#### 24 hours - Final check and walk round

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

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

#### Moving day

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

#### You have arrived at your new home!

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

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

## Checklist

### Eight weeks

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

### Six weeks

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

### Four weeks

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

### Two weeks

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

### 24 hours

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

### Moving in

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

### On arrival

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



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

# Removal company or brave it yourself?

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

## Removal companies

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

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

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

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



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

### Getting quotes

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

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

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

## Top tips for packing

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

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

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

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

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



**LONGSONS**

MAKING YOUR  
*Christmas wishes*  
COME TRUE

Here at Longsons, we want to give you the gift of a relaxed home move this Christmas. We will be on hand every step of the way to ensure everything runs as smoothly as possible.

**SWAFFHAM**

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