

PROPERTY NEWS



OUTDOOR LIVING SPACES

TAKE THE INSIDE OUT THIS YEAR WITH OUR GARDEN LIVING IDEAS

BEST PIZZA OVENS
CREATE PIZZA PERFECTION
IN THESE OUTDOOR OVENS

SUMMER FESTIVALS
WE HAVE A LIST OF THE
UK'S UNMISSABLE FESTIVALS

BEACH BOOKS
A SELECTION OF BOOKS
PERFECT FOR THE BEACH

UK CAMPING HOLIDAYS
CAMPING OR GLAMPING
WE HAVE A DESTINATION

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Take the inside out this year with our garden living ideas

Gone are the days of gardens with nothing but grass and plants. As exterior design trends shift, it's becoming increasingly popular to dedicate some of your garden to living. Moving your everyday activities outside can give them a whole new feel and potentially change your mood for the better, but it's easy to feel overwhelmed while looking at designs. We don't all have the budget or space to create the picture-perfect outdoor living paradises that dominate the internet and magazines, so let's take a look at some smaller-scale ideas to transform any garden into a multifunctional extension of the home.

Firstly, it's important to consider exactly what you want to use this new space for. Many types of outdoor space will require you to pave over a section of garden, so you must be certain before committing to a change. We have seen three common uses: dining, relaxing and socialising. All three of these will require a different setup. Dining calls for surface space and stability, relaxing requires comfort, and for socialising you will need efficient seating and solutions to help you extend your gathering as long as possible. We will dive into each of these and outline the benefits as well as potential downfalls you will need to consider.



WELCOME TO THE JUNE ISSUE!

Summer is here. It's the time of the year to get outside, whether that be in your garden or a trip to the beach, home or abroad. To celebrate the summer, this month, on pages 2 and 3, we look at the best ways to turn your garden into an outdoor living space. Following on, on pages 4 and 5, we look at the different pizza ovens on offer, and on page 6 we show you the best pizza dough and sauce recipes.

If you're looking for entertainment over the summer months, look no further than pages 8 and 9 where you will find our music festival guide, including favourites such as Glastonbury and BST Hyde Park. And if the camping bug has got you

this year, on pages 14 and 15 we look at the best campsites in the UK.

If you're going to the beach, home or away, on page 12 we have a guide to some of the hottest reads available, new and old, and on page 13 we have your Wimbledon tennis guide for this year's tournament. We also have your monthly gardening guide, to keep you busy as well as a feature on everything you need to know about solar panels.

So, grab a glass of vino, or a beer, take a seat outside, and enjoy this month's magazine.

Jonathan Wheatley
Editor



OUTDOOR LIVING SPACES

DINING AREA

Eating outside is a great way to liven up a mealtime, but there are some important differences compared to indoor dining.

The ideal setup will have a bigger table than you would find indoors because you'll want to have everything for the meal outside with you; frequent trips back to the kitchen will interrupt your dinner and waste time, which is precious given how quickly food can cool down.

Distance from the kitchen is another consideration. You won't want to be trekking across the entire garden to a dining area you've placed in a back corner while carrying plates or pans, so building it close to the house would be a good idea. This has the added benefit of wind protection. Even the sunniest British day can suddenly become breezy, so being able to enjoy your dinner with some protection from a few angles would be ideal.

Finally, you'll want the area to be paved to guarantee stability under the table and chairs, whether you opt for picnic-style benches or individual seats.

OUTDOOR LOUNGE

Fresh air and nature can do wonders for our stress levels, so an area to fully unwind is a popular addition to modern gardens.

We love large sofa-like seating with lots of cushions to really mimic the cosiness of your living room. This will even let you lie down outside in full comfort. Unfortunately, British weather can be very unpredictable and there might be a risk of sudden showers. In this case, you'll want to make sure you have a covered area nearby to quickly move all fabrics to, so they do not get damaged by rain.

You could also construct a gazebo or canopy to cover your new space. Though this will significantly increase the cost, it is a great investment as it lets you enjoy your relaxation space in most types of weather. It also gives you the chance to decorate the walls or surfaces to make it really feel like home.

FIRE PIT

One of the simplest ways to use your garden for socialising, a fire pit set up is a popular throwback to old-school camping.

The most obvious benefit is the heat—you can happily gather around long into the night without worrying about getting too cold. However, fire pits are limited when it comes to weather. You cannot use one under a shelter as the smoke will accumulate, so they are only suitable for days you know will be dry.

If you place the pit directly on the lawn there is a high chance of it burning the grass, so we recommend a small, slabbed, area or even a circle of lava rock, which helps to maintain a natural look if you move the pit from the area. Depending on how you want to sit around your fire pit, you can get away with not laying slabs underneath the seating area. Camping chairs do the trick perfectly and take up little space so you can have lots of people around the pit. For a fully immersive atmosphere, consider getting some large logs or stumps with blankets on—just keep them away from the flames!

PIZZA OVEN TOP PICKS



Ditch the takeaway and cook your own pizzas in the back garden!



We needn't say much about the Italian-born favourite—it is one of the UK's top choices for a takeaway. However, the pizza you get from restaurants and takeaways might be different to traditional styles. To enjoy an authentically-prepared pizza, why not invest in a pizza oven for your garden? They are increasingly popular features of the modern outdoor living space, but researching them can be daunting given how many styles and brands there are on the market. Let us help you along with a brief guide to the different types and a few product suggestions!

Generally the cheapest option, a barbecue-top pizza oven is a metal shell that houses a pizza stone, which you place on your barbecue to cook. Bridging the gap between budget and high-end ovens is the free-standing model, which contains its own heat source and can take various fuels depending on the make. The most authentic but expensive option is the brick or clay-built pizza oven, a structure with a large cavity in which to burn wood and cook pizza.

BARBECUE-TOP

PROS:

Portable: Easily placed and removed from the barbecue so you can take it camping.

Easy: Most barbecues use gas which maintains temperature while cooking

Cheaper: A much more budget-friendly choice

CONS:

Less authentic: If using a gas barbecue you will lose the flavour gained from wood or charcoal, a hallmark of traditional pizza

Limited space: Only one can be cooked at a time

Has to fit barbecue: You must choose a model that will sit nicely; not too big or too small





Ooni Fyra 12 Wood Pellet Pizza Oven
Ooni online shop: £249.00

This company is a powerhouse in its field, and offers this oven as its budget model. While you don't get to choose your fuel (since this is an exclusively wood pellet-fired oven), the speed of heating and cooking is praised by customers. You will notice a more complex flavour in the crust thanks to the wood pellet smoke. The main downside identified in reviews is that soot can build up easily so the oven needs to be cleaned—an issue you won't find in gas ovens. (From online reviews).

PROS:

- Authentic: The most traditional way to make pizzas, with the best-tasting crust.
- More space: Can cook multiple pizzas at once, or keep some further from the flames to keep them warm in the larger model.
- Impressive look: This would make a real impression as a feature in your garden.

CONS:

- Expensive: You will most likely pay three figures.
- Expensive fuel: Wood pellets can be expensive to buy
- Trial and Error: You will need to experiment to create the perfect pizza

<https://uk.ooni.com/collections/ovens/products/ooni-fyra>

La Hacienda BBQ Pizza Oven
Amazon: £69.20

Easy to use with satisfying results, this pizza oven works on gas and charcoal barbecues but they need to be on the bigger side to properly fit it on. It doesn't come with any additional tools, so you will need to get a pizza peel (the large spatula-like utensil used to slide the pizza in and out). (From BBC Good Food review).

PROS:

- Authentic: Depending on the make, you can use charcoal or wood to heat the oven which will improve the flavour of the crust
- Portable: Though greater in size than the barbecue ovens, these are still designed to be moved about
- More attractive: This is a matter of taste, but we think these add a professional look to an outdoor living/cooking area

CONS:

- Limited space: Generally, these ovens still only cook one pizza at a time
- Less authentic: No actual fire in the oven like the wood-fired type



www.amazon.co.uk/Hacienda-Steel-Pizza-Oven-Black/dp/B07J3GBHJF



Gozney Core
Hot Box Stoves: £1,999.00

This product is the interior mechanism only, letting you construct a brick or clay house for the oven in whatever style you like. It will take a bit of time to perfect the cooking technique, but once you're a master at controlling the temperature your pizzas will be the talk of the town!

<https://www.hotboxstoves.co.uk/product/gozney-stone-core-pizza-oven/>

BASIC PIZZA RECIPES

Top recipes to get you started with a wood-fired pizza oven. Wood-fired pizza ovens are all the rage at the moment, and rightly so. Supermarket pizzas don't cut the mustard when compared to the first bite of a homemade pizza, and even though they take a little longer to prepare, they're definitely worth the wait.

THE DOUGH

There are many recipes for pizza dough, however, here is the best one we have found for a tasty crust, full-of-flavour and crunch

Ingredients:

364ml cold water

18g salt

20g fresh yeast (or 9.2g active dried yeast, or 7g instant dried yeast) *amend yeast quantities depending on proofing time.

607g "00" flour, plus extra for dusting

Method:

Heat one third of the water on the hob or in the microwave, and then add it to the remaining water with the yeast. Leave for five minutes until it is foaming.

Place the flour and the salt in a large bowl and add the yeast mixture. Stir with a wooden spoon until it has combined.

Turn the dough out onto a floured surface and knead with both hands for 10 minutes.

Return to the bowl and cover with cling film. Prove for two hours in a warm place or until doubled in size.

Turn the dough back out onto a flat surface and divide into four pieces. Leave these four pieces to prove for a further hour before stretching by hand to make your base.

THE SAUCE

The sauce is most important part of the pizza. It is where the flavour truly comes from, so it makes sense to source the finest ingredients and take your time.

Ingredients:

2 cloves of garlic

1 tin (400g) chopped San Marzano tomatoes

Handful of basil

Handful of oregano

2 tbsp olive oil

Salt and pepper

Method:

Add the oil to a large frying pan, and when hot add the finely sliced garlic and fry until soft.

Add half the basil and oregano and cook until fragrant.

Now add the tin of chopped tomatoes, season with salt and pepper, and lower the heat to let it simmer for twenty-minutes.

Add the remaining herbs to the saucepan, take off the heat and leave it to cool before using.

Handy Hints

Ensure the sauce is cold before adding to the pizza otherwise the heat will make it melt and go soggy.

Use dried mozzarella, not the wet mozzarella balls, otherwise the water from the cheese will turn your pizza into a waterlogged, inedible mess.

Create pizzas one at a time, if you try to create more than one they will stick to your counter and you will be unable to get them on your pizza peel.



SOLAR POWER FOR YOUR HOME

You may be surprised at the benefits of upgrading to solar power for your home

So, what is solar power, and how does it work? In short, solar power changes sunlight into electricity. Sunlight is caught by the solar panels attached to your roof, and then converted into usable electricity by the inverter. This can then be used to power appliances in your home directly, or stored in a battery for use later when the sun is not shining. In the long term, it can be a fantastically cost-effective way to power your home, and with the property market booming at the moment, it's certainly something to at least think about.

WHAT ARE THE BENEFITS OF SOLAR POWER?

Solar power is pollution-free, meaning it causes no greenhouse gasses after installation has taken place.

Using solar power means the reduced dependence on foreign oil and fossil fuels, which is always a great thing for our planet.

Solar power is renewable and clean power that is available every day of the year, with even cloudy days producing some power.

Using solar power means a return on your investment, as opposed to paying towards utility bills.

Solar panels can significantly increase the value of your home, if/when you decide you want to sell.

Using solar power means you can qualify for tax breaks and cash incentives.

The cost of having solar panels installed has lessened over time, ensuring an ever-greater promise of a return on your investment.

HOW TO INSTALL SOLAR PANELS.

You can either hire labourers to install your solar panels for you, or you can do it yourself, saving potentially thousands of pounds in the process.

If you do decide to do it yourself, however, you should know exactly what you're doing, because each of the following steps requires high precision and reliable knowledge and experience, so only do it yourself if you're completely confident doing so. There are plenty of specific details online related to each of the steps outlined below. But here are the basic steps to take when installing solar panels:

Set up the scaffolding.

Install the solar panel mounts.

Install the solar panels themselves.

Wire the solar panels.

Install the solar inverter.

Bond the solar inverter and the solar battery.

Connect the inverter to the consumer unit.

Start and test the solar panels.



YOUR GO-TO GUIDE TO THIS SUMMER'S UNMISSABLE UK MUSIC FESTIVALS

Wellies, pop-up tents and floral headdresses at the ready

As the days get longer and the odd day of warm weather creeps up, many of us will be turning our attention to the swiftly approaching festival season.

Music festivals are a true phenomenon and are the ideal way to spend a few nights away with your friends, or family, cramped into a tent far too small for so many people, creating lifelong memories and witnessing globally loved music acts and bands.

Festivals do not have to be all about getting plastered in mud however, and can be fantastic occasions for the whole family. Here in the United Kingdom, we are so lucky to have such a plethora of annual festivals to choose from. Held up and down the country, fitting two or three festivals in during the summer months can truly give you something exciting to look forward to.

We have put together a guide to some of the most eagerly anticipated festivals to look forward to this summer and some of the acts performing, featuring the likes of Elton John, Billie Eilish and Sam Fender.

BST HYDE PARK

BST Hyde Park, presented by American Express, is a two weekend festival from Friday, June 24 until Sunday, July 3, featuring six concert days, as well as four free midweek days.

Hosted at Hyde Park, in London, the festival has been held annually since 2013, apart from 2020 and 2021, and has seen massive names perform including Celine Dion, Bon Jovi, Barbra Streisand, Lionel Richie and Kylie Minogue.

Huge names set to perform at this year's event include iconic English singer, pianist and composer, Elton John, London's very own rock band, The Rolling Stones and singer-songwriter, Adele. Elton John will take to the stage on the first day of the festival, followed by The Rolling Stones on the Saturday and the Eagles on the Sunday.

Adele will then perform on Friday and Saturday, July 1 and 2, followed by The Rolling Stones, again, on Sunday, July 3.





GLASTONBURY

Where better to start than with one of the biggest names on the UK's festival scene and an ever-popular choice for any festival-lover, Glastonbury.

The five-day festival, held in Pilton, Somerset from Wednesday, June 22 until Sunday, June 26 this year.

Boasting something for everyone, Glastonbury brings together all manner of arts alongside the expected fantastic musical entertainment, with comedy and dance acts also regularly on offer.

Headlining is always a massive badge of honour for any musician or band, with icons of the music scene such as David Bowie, Radiohead, Arctic Monkeys, Foo Fighters and Bruce Springsteen leading the way during the festival's more than 50 year history.

Headliners for this year will be Billie Eilish, Paul McCartney, Kendrick Lamar and Diana Ross, on Friday, Saturday, Sunday and the teatime legend, respectively. Other acts set to perform this year include Years & Years, Pet Shop Boys, Noel Gallagher's High Flying Birds and Olivia Rodrigo.

Y NOT FESTIVAL

Slightly later in the summer will be another popular choice in the music festival calendar, Y Not Festival.

This is set to take place from Friday, July 29 until Sunday, July 31, in the Derbyshire village of Pikehall.

The festival, which did not go ahead in 2020 or 2021, due to the worldwide Coronavirus pandemic, started life as a house party all the way back in 2005 but has now grown over 14 years into an event that boasts huge names from the world of indie, rock and pop music.

Aside from the music, the weekend of entertainment will also feature comedy, paint fights and carnivals.

Acts announced for this year's Y Not Festival include Stereophonics, Courteeners, Blossoms, Manic Street Preachers, Nothing But Thieves, The Vaccines and the Thursday night headline slot has been filled by English indie rock band, The Kooks.

TRNSMT FESTIVAL

Scotland's TRNSMT musical festival will this year take place from Friday, July 8 until Sunday, July 10. Hosted at Glasgow Green, in Glasgow, the pop, rock and electronica-themed festival has been held annually since 2017, aside from 2020.

The Scottish crowd are treated to fantastic musical acts from across the globe, all invited right into the heart of Glasgow city, on the banks of the River Clyde, making this a memorable addition to the UK's festival calendar.

Big names set to perform this year include Lewis Capaldi, Paolo Nutini, Sam Fender, Nile Rodgers & Chic, Tom Grennan, The Lathums, Ella Henderson and The Bootleg Beatles.

Your monthly
gardening guide

JUNE GARDENING GUIDE



It's June, which means summer has officially begun. Your garden should be in full swing, whether it be with vegetables, herbs, fruit or flowers, however, June is one of the busiest months to keep on top of your plot.

FLOWERS

Flowers need special attention in June, especially with tidying and pruning. Wisteria is one of the loveliest plants in Spring, however, by June it will need its summer prune to tidy it up and promote generous flowering next year. It is quite a simple job, simply cut all the long sideshoots back by 20cm.

Tall perennials such as hollyhocks and delphiniums will need support with a sturdy cane. Bamboo is best as it bends slightly in strong winds, thus offering more support.

Continue planting summer bedding in pots and borders to keep your garden interesting with colour during the summer months. These will need to be watered regularly in the warmer weather to help them establish.

Tie in new stems of climbing and rambling roses. This will keep them neat and tidy as they grow and also encourage more flowers throughout the season.



VEGETABLES AND HERBS

Keep nipping off sideshoots on tomato plants as soon as you see them. These are little shoots that form in the V between stems and will take away energy from the main plant.

Chop off the top of your chilli plants to encourage bushier growth and more fruits. To do this, when the plant is a foot tall, follow the main stem down, and then measure to the last two sets of leaves. Snip the stem and in a few weeks, you will have a bigger, bushier plant.

If using raised vegetable beds (we will show you how to make one below) then ensure they are getting plenty of water. Also, keep an eye out for potential pests such as slugs and other pests that are individual to what you are growing.

Keep on picking leaves of herb plants to encourage more growth throughout the season.

CREATE AND FILL A RAISED PLANTER WITHOUT BREAKING THE BANK

Raised planters are great for growing fruit, vegetables, flowers and herbs, however, depending on the size of the one you have created, they can be expensive to fill with compost alone. Never fear, we have some helpful tips to help you create and fill a raised planter without breaking the bank.

One of the easiest ways to build a planter is by using old decking. If you don't have any laying around, then you can source some for free or cheap off Facebook marketplace. You can use any wood, as long as it is sturdy as the compost will be very heavy once filled.

When you have the decking boards or wood, then cut them to the right length for your garden. Remember, the bigger you make it, the more compost you will need. Once they are the right size, screw them together using heavy-duty decking screws and then move it into place. On top of grass is absolutely fine, and there is no need to dig using the following hügelkultur method.

Now simply lay some broken up cardboard at the bottom and soak it with water. Next, you will want to add some organic matter. Start with big logs before adding smaller twigs, leaves and grass cuttings. Give it another good soak with water and add some fresh manure or compost improver if you have some.

Now, hopefully you will already have a half-full raised planter, all you need to do now is add some topsoil or compost, either from a composter, or shop-bought compost. Give it a rake, pull out any bits of twigs you're not happy with, and another water. Leave it to settle for a few days, before giving it another rake, and then you are ready to add your plants.



June is one of the busiest months to keep on top of your plot.



BEST BEACH READS THIS SUMMER

The weather is back to being warm and sunny, making it the perfect conditions for sunbathing and reading on the beach

As we know, no beach sunbathe would be complete without a good book to help us escape into that relaxing and infinitely peaceful fantasy world of fiction. We've selected the three novels we think are the best for those summer beach days.

ATONEMENT

It's a novel that many of us have already read, but the sheer quality of this masterpiece by Ian McEwan lends itself to more than one read-through. The first half of this fictional story is set directly within a heatwave, making it an ideal read for the summertime. It's also a very poignant romance tale. Set in three time periods – 1935 England, Second World War England and France, and present-day England – the plot covers an upper-class girl's half-innocent

mistake which ruins lives, her adulthood in the shadow of that mistake, and a reflection on the nature of writing.

This read will be sure to encourage a whole new appreciation of your real-life summer surroundings, and help you see life in an entirely different light.

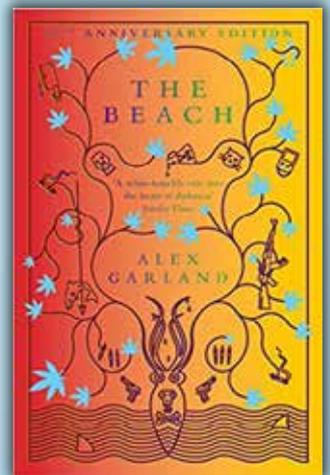
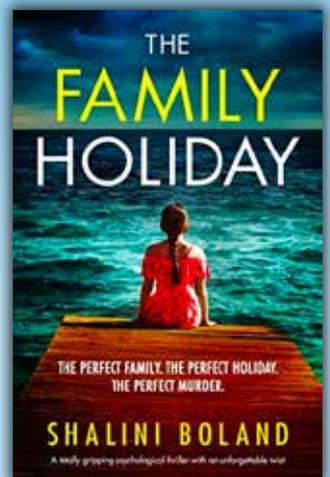
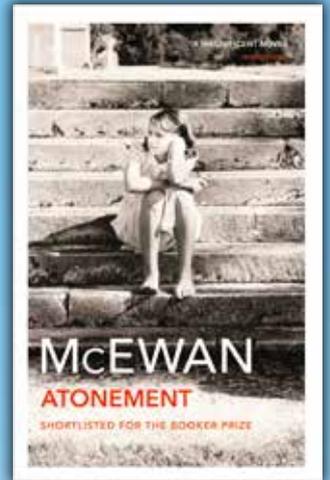
THE FAMILY HOLIDAY

This is a relatively new release, being published back in March. Dubbed 'a totally gripping psychological thriller with an unforgettable twist', this is a thriller novel which will keep you on the edge of your deckchair. Set within summer settings, the story takes you on a dark and grisly ride of deceit and murder,

with a plot twist to die for. Written by Shalini Boland, the novel features two families who swap homes, one in Italy and the other in England, and the journey will take you on an endeavour of mystery, deceit and secrets which will keep you racing through the pages, non-stop, until the very end. Perfect for that escapism you'll be craving on the beach on a summer's day.

THE BEACH

Written by English author Alex Garland, *The Beach* is a novel that's directly centred on a beach, the paradise it supposedly beholds, and the pursuit of it. This read will be sure to encourage a whole new appreciation of your real-life summer surroundings, and help you see life in an entirely different light. The plot consists of a young British man who escapes his life through travel, largely funded by his family. Richard, the traveller, arrives in Thailand and receives a map to a beach paradise through the kindness of a stranger, and the intrigue generated by this gesture and journey is a paradise unto itself.





WHAT YOU NEED TO KNOW ABOUT WIMBLEDON 2022

With tennis fever just weeks away, the annual tennis tournament attracts the stars of the game and always gets the country buzzing.

It is almost time to get those beautiful strawberries served up with the cream, and the Pimms mixed, as Wimbledon is very nearly upon us. Wimbledon forms one quarter of the Grand Slam tennis calendar, alongside the Australian Open, the French Open and the US Open, and is the only event among the four to still be played on the traditional tennis playing surface of grass. Members of the Royal Family, stars of other sports, actors and singers are all regularly seen in the crowds of Wimbledon, with the 2021 event attracting the likes of Kate Middleton, Pete Davidson and David Beckham.

The annual tennis tournament, which is as quintessentially

British as the Queen's corgies and red telephone boxes, will be taking place from Monday June 27 until Sunday July 10.

This year's tournament, which has been held in the capital since 1877, will see Serbian Novak Djokovic attempt to retain his men's single's crown from 2021 and

win the competition for the seventh time against the likes of German Alexander Zverev, Spaniard Rafael Nadal and the highest ranked British player and current world number 11, Cameron Norrie. Fellow Brit, Emma Raducanu

is set to appear in her second Wimbledon appearance at the age of just 19. Raducanu shot into the limelight in 2021 and

The annual tennis tournament, which is as quintessentially British as the Queen's corgies and red telephone boxes, will be taking place from Monday June 27 until Sunday July 10.

became the country's tennis and sporting sweetheart, after making her debut in last year's Wimbledon tournament on a wildcard and advanced to the round

of 16, becoming the youngest British woman to reach this stage. She then followed this up by winning the US Open tournament in September and was even named the BBC Sports Personality of the Year in December.

Djokovic and Nadal are currently among the bookies favourites to claim the gong for the men's singles, while the likes of Iga Swiatek and Naomi Osaka are expected to perform well in the women's.

It has been announced by the All England Lawn Tennis club that this year's Grand Slam tournament will not feature any Russian and Belarusian players, due to the former's military action in Ukraine and the latter's support of this, this will see big names of the sport, such as the men's world number two ranked player, Daniil Medvedev, and women's world number four Aryna Sabalenka, not play.

HOTSPOTS ACROSS THE UNITED KINGDOM

PERFECT FOR YOUR NEXT CAMPING OR GLAMPING HOLIDAY

Whether you are looking to pitch up a tent or get cosy in a futuristic glamping pod, there is something for all

Camping and glamping holidays provide such a great way to create lifelong memories with the people you are with. Making sure you choose the right place to base your next holiday is crucial. With the rise of "Stay-vacations", many of us are deciding to keep our feet on the ground rather than jetting off to sunnier climates. The most difficult decision can be deciding just where to book, with so many beautiful coastlines and seaside villages to explore. Here are just a handful of stunning locations you could pick for your next break.

LOCH TAY HIGHLAND LODGES

Those waking up on a beautiful morning at the Loch Tay Highland Lodges may be forgiven for thinking they have been transported into a Scandinavian woodland. This is an ideal getaway from the hustle and bustle of modern day life in a beautiful part of the country, in Milton Morenish, Killin, Scotland. Set off Loch Tay, those looking to take part in a spot of glamping are in luck. By bringing together the natural charms of camping and the home-comforts of everyday life, glamping is a great choice of holiday for anyone after something a little bit special. The highland lodges have plenty on offer, including glamping pods, offering a cosy and quirky alternative to canvas tents, as well as geometric dome huts, offering panoramic views of the beautiful night sky. Visitors will be surrounded by mountains, lochs, rivers and will be within an easy driving distance of nearby hotspots, including Edinburgh, Stirling and Glasgow.



CELTIC CAMPING AND BUNKHOUSE ACCOMMODATION

Anyone looking for a true Welsh camping holiday can head to Celtic Camping and Bunkhouse Accommodation, at Pwll Caerog Farm, which sits just four miles outside of St Davids. Boasting views of St George's Channel, between Wales and Ireland, the site has both camping and glamping slots available for visitors. The open-field campsite, providing plenty of room to breathe, explore and connect with the Welsh countryside, will leave you amazed by the beautiful Pembrokeshire coastline. Touring caravans, camper vans and tents of any size are welcome to the site which allows visitors to select their own pitch to meet their own needs on arrival. Usual facilities are all offered, such as toilets and showers, as well as a large dining hall with water dispensers, a washing machine, tumble dryer, fridge freezer and plenty of indoor seating. The site has direct access to the Pembrokeshire Coastal Path, which is a 186 mile long National Trail following along the breathtaking West Wales coastline.



SERENITY CAMPING, SALT BURN-BY-THE-SEA

Described as "a haven for walkers, wildlife enthusiasts and those wishing to enjoy the spectacular North Yorkshire coastline", and it is very difficult to disagree. Serenity Camping, in Saltburn-by-the-Sea, near Whitby in North Yorkshire, sits just a mile from the beautiful sandy beach at Runswick Bay. Tents, touring vans and motorhomes are all welcome at the site, which has a village centre with its own family-run butchers, two pubs, a bistro, a coffee shop and exactly what you need on a visit near the seaside, a fish and chip shop. Serenity Camping is set in a beautiful part of the country and can act as an ideal base to then explore the surrounding area, with direct routes to miles worth of walks, ideal for nature lovers and families with dogs.



TRELISPEN CARAVAN AND CAMPING PARK

When starting to think about booking a holiday away in the United Kingdom, Cornwall is always one of the first places we all think of. The south west of England boasts stunning sights, adorable and historic coastal towns and villages and of course, the delicious cornish pasties we all love. A popular site to pitch up for a stay is Trelispen Caravan and Camping Park, in Gorran Haven, Saint Austell. Sat right on the edge of the stunning coastline, the small, peaceful, rural campsite is targeted towards those looking for a rural return to the wild. Offering just 25 pitches and without a clubhouse, gives visitors a beautiful view of the night sky on the edge of the country. A range of pubs and shops are within walking distance of this site, which proves a great location to act as a base to explore everything Cornwall has to offer for holidaymakers. The Lost Gardens of Heligan and the Eden Project are just two of the nearby holiday hotspots you will not want to miss.



Byfords Way, Watton

Guide Price £400,000



Well presented, modern, detached four bedroom house situated on the edge of the Norfolk market town of Watton. The property was built by the much respected Hopkins Homes and offers two reception rooms, kitchen/dining room, en suite shower room, gardens and garage.

01760 721389

info@longsons.co.uk

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Vincent Place, Watton

Guide Price £270,000 - £280,000



NO CHAIN! Well presented, three bedroom detached house situated within easy reach of Watton town centre. Having recently undergone some improvements and sitting in a cul-de-sac location, the property boasts modern fitted kitchen, UPVC double glazing, oak flooring and solid oak internal doors.

Oaks Drive, Necton

OIEO £240,000



Very well presented, modern two bedroom semi-detached house situated in the popular, well serviced village of Necton. This superb property boasts countryside and woodland views to the rear, garage, parking, gas central heating and UPVC double glazing. Viewing highly recommended!

Saham Road, Watton

OIRO £325,000



CHAIN FREE! A three bedroom brick and flint character cottage situated within easy reach of Watton town centre. The property offers good size gardens, ample off road parking, garage, two reception rooms, gas central heating and UPVC double glazing. Viewing is highly recommended.

Rix Place, Swaffham

£399,995



Very well presented, modern detached four bedroom house situated on a popular development on the outskirts of Swaffham. This superb property offers open plan living along with a garage, gardens, en-suite shower room, utility room and with warranty still remaining!

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Captains Close, Swaffham

£499,995



Substantial, executive style 5 bedroom detached house, situated on a sought after development within easy reach of Swaffham town centre. This superb property offers 2 en suites, 3 reception rooms, conservatory, kitchen/breakfast room, double garage and well maintained gardens.

Newfields, Sporle

OIRO £290,000



A detached three bedroom bungalow with delightful open countryside views to the rear situated in a cul-de-sac location in the popular Norfolk village of Sporle. The property offers ample parking with carport, garage, conservatory, gardens and UPVC double glazing. Viewing is highly recommended.

Mill Farm Nurseries

£319,950



NO CHAIN!! A deceptively spacious three double bedroom detached bungalow located in a popular residential area of Swaffham, within easy reach of Swaffham town centre. The property benefits from a lounge/dining room, large enclosed rear garden, long driveway and a garage. Viewing highly recommended.

Longfields, Swaffham

£475,000



Extremely well presented, spacious detached four bedroom chalet style house with balcony situated on the popular Longfields area of Swaffham. This superb property offers two reception rooms, conservatory, two luxury shower rooms, tandem garage and ample parking. Viewing is highly recommended.

01760 721389

info@longsons.co.uk

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The Street, Gooderstone

OIRO £495,000



Superb, spacious individual detached four bedroom house with open countryside views to the rear and side. This fantastic property offers garden studio/workshop/office, open plan kitchen/dining/garden room, en-suite shower room, log burning stove and superb gardens. Viewing is highly recommended.

Main Road, Little Fransham

OIEO £425,000



Character property with attached spacious barn and generous gardens. This period property was a working pottery for many years with the barn area offering ample workspace. Now offering a multitude of potential uses this three bedroom house oozes character and offers gardens and ample parking.

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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**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!

REST EASY, WE'VE GOT THIS

Spend your time with your family this summer while we here at **Longsons** look after your home move with exclusive marketing no other agent can offer in the area.



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Contact us to book your **FREE** property valuation today.