



NOVEMBER GARDENING GUIDE

GET THE GARDEN WINTER READY

UNWRAP THE MAGIC
CHRISTMAS DESIGN AND
DECORATIONS FOR 2023

CHRISTMAS GIFT GUIDE
SOMETHING FOR ALL AGES
WITH OUR FESTIVE GIFT GUIDE

FESTIVE TV GUIDE
LOOK AHEAD AT WHAT'S ON
THE TV THIS FESTIVE SEASON

SNOOKER CHAMPIONSHIP
PREVIEWING THIS YEAR'S UK
SNOOKER CHAMPIONSHIP

CONTENTS

COVER STORY

- 10 **November Gardening**
Make sure that you finish the gardening task before the winter comes

PROPERTY

- 2 **Beat The Festive Rush**
Preparing your home for a successful sale before Christmas
- 16 **Our Latest Instructions**
Take a look at a selection of our latest properties on the market
- 22 **About Us**
Get to know us a little better and see why we are your agent of choice
- 24 **Your Home Move**
Your guide to help you every step of the way on your home move

LIFESTYLE

- 4 **Unwrap the Magic**
Designs and decorations to change your home into a winter wonderland
- 6 **Gift Guide**
A gift guide for children and the teenagers of the family
- 8 **Gift Guide**
The perfect guide to what to buy for adults this festive season
- 12 **Upcoming TV Shows**
We have the list of the most anticipated TV shows coming out in November
- 13 **A Cinematic Feast**
New releases set to hit the cinemas this November

SPORTS

- 14 **UK Snooker Championship**
We have the insights into the UK more prestigious snooker event



BEAT THE RUSH THIS FESTIVE SEASON

Ensuring your property sale goes through before Christmas in the UK

Selling a property can be a stressful process, especially when you're working to a tight deadline. If you're hoping to complete your property sale before Christmas, here are some tips to help you achieve your goal.



WELCOME TO THE LATEST EDITION!

Halloween and half-term have been and gone which can only mean one thing; the run down to Christmas is upon us! This month, on pages 4&5, we uncover some of the fantastically festive Christmas decoration trends for 2023, and following on, through pages 6 to 9 we have Christmas gift guides for the whole family.

While the build-up to Christmas is upon us, on pages 2&3 we give you some of the best advice when it comes to selling your home before the big day. With autumn well and truly here, on pages 12&13 we look at some of the hottest 'fall' TV shows still coming to your screens, despite the ongoing writers' strike.

At this time of the year, big sports events follow one another, this month we look at the upcoming UK Snooker Championships, which features the finest players from around the world. And, on pages 10&11, the weather may have turned, but there are still plenty of jobs to keep you busy in your garden, and we guide you through the most important.

So, light the fire, grab a hot water bottle and a cocoa, and settle down with this month's magazine.

Jonathan Wheatley
Editor

START EARLY

The property selling process can take longer than expected, so it's best to start as early as possible. Ideally, you should have your property on the market now or at least ready to go with minimal notice. Having a FREE valuation with a trusted local estate agent will help you work out your finances, and give you the best advice to be market ready.

CHOOSE THE RIGHT ESTATE AGENT

Choosing an experienced and proactive estate agent can make all the difference. They should have a good understanding of the local market and be able to provide you with a realistic valuation. However, you also need to have the ability to be flexible with viewings yourself, to make sure you get as many qualified buyers as possible through your door.

PRICE YOUR PROPERTY CORRECTLY

Pricing your property correctly from the outset can help attract serious buyers and avoid unnecessary delays. Listen to your estate agent's advice as they have the most up-to-date information on the property market in your local area. Pricing your property too high can massively put you back before you even begin. It's tempting to listen to friends and family, however, your estate agent has the true facts.



PREPARE YOUR PROPERTY FOR SALE

First impressions count, so make sure your property is looking its best. Consider decluttering, cleaning, and carrying out any necessary repairs or improvements. Curb appeal is a real thing, so ensure, even in the changing seasons, that your property's gardens are well-maintained and tidy. Photos are best taken on a sunny day to maximise your property's appeal too.

BE FLEXIBLE WITH VIEWINGS

Being flexible with viewings can help attract more potential buyers. Try to accommodate viewings at short notice and at times that are convenient for buyers. Leaving your estate agent a key can be beneficial as they can come and go with buyers while you are at work or on the school run, etc.

HAVE ALL PAPERWORK READY

Having all necessary paperwork ready can help speed up the conveyancing process. This includes property deeds, energy performance certificates, and any relevant planning permission documents. Failure to prepare is preparing to fail as the saying goes and that is never truer for a property sale. By having all the paperwork on hand ensures a smooth process with no panic searching for paperwork at the last minute.



STAY IN REGULAR CONTACT WITH YOUR SOLICITOR AND ESTATE AGENT

Regular communication can help keep the process moving along smoothly. Don't be afraid to chase up your solicitor or estate agent if you haven't heard from them in a while. Ask for weekly updates from your estate agent, and ask them for recommendations such as improved pictures, price reductions or anything else to help get you under offer.

BE PREPARED TO NEGOTIATE

Being open to negotiation can help secure a sale more quickly. However, it's important to know your bottom line and not accept an offer that's below this. Hopefully, if you're fully prepared, you will know exactly how much you need to accept after taking into account any fees so that you can move forward with an onward purchase. If you don't know this, then speak to your financial advisor today.

CONSIDER A PRE-CHRISTMAS INCENTIVE

Offering a pre-Christmas incentive, such as paying for the buyer's survey or legal fees, could help seal the deal more quickly. Small details like this could make all the difference in a competitive market. If they're multiple offers it could potentially help you cherry pick your favourite and most secure offer.

Remember, while it's important to aim for a pre-Christmas completion, it's also crucial not to rush the process at the expense of securing the best deal for your property. Good luck!

Having a FREE valuation with a trusted local estate agent will help you work out your finance and give you the best advice

UNWRAPPING THE MAGIC

As winter's chill embraces the British Isles and the holiday season approaches, it's time to deck the halls with new and exciting Christmas design and decoration trends for 2023. This year, Christmas promises to be a blend of classic elegance and contemporary charm, as we celebrate the festive season with renewed vigour and creativity. Here's your exclusive preview of the design and decoration trends that will transform your home into a winter wonderland.

SUSTAINABLE CELEBRATIONS

Sustainability is the name of the game in 2023, and it extends to Christmas decorating. Eco-conscious consumers are opting for sustainable and reusable decorations. Look for ornaments made from recycled materials, LED lights, and faux Christmas trees. Consider investing in high-quality decorations that can be used for many years to come, reducing waste and environmental impact.

WINTER WOODLANDS

A rustic Christmas theme is back in vogue. Natural elements like wood, pinecones, and twigs are finding their way into festive decor. Create a woodland-inspired Christmas by incorporating wooden ornaments, wreaths, and centrepieces. Woodland creatures like deer, owls, and squirrels are also popular additions to this theme.

JEWEL-TONED OPULENCE

For those who adore a touch of opulence, jewel tones are the choice for 2023. Think rich

hues of emerald, sapphire, and amethyst. Incorporate these luxurious shades in your tree decorations, wreaths, and table settings. Velvet ribbons, metallic ornaments, and sequined stockings will add that extra touch of extravagance.

SCANDINAVIAN SIMPLICITY

The Scandinavian design aesthetic is timeless, and it's making a significant statement in 2023. Embrace the simplicity and elegance of Nordic Christmas decor with minimalistic yet charming ornaments. Think white and red colour schemes, cozy knit stockings, and clean lines. A simple yet enchanting way to celebrate the season.

VINTAGE REVIVAL

Nostalgia is a key theme this year, with many looking to recreate the charm of Christmases past. Hunt for vintage-inspired ornaments, retro Christmas lights, and heirloom decorations. Dust off those cherished family ornaments and mix them with new vintage-style finds for a sentimental and heartwarming tree.

COSMIC CHRISTMAS

Reach for the stars with a cosmic Christmas theme. Incorporate celestial elements like stars, moons, and galaxies into your decor. Metallic accents and shimmering lights mimic the night sky, creating a magical and dreamy atmosphere. This theme offers a unique and otherworldly take on Christmas.

BRITISH HERITAGE

Celebrate the richness of British culture by incorporating heritage elements into your Christmas decor. Think tartan patterns, classic porcelain, and traditional British motifs. Accentuate this theme with iconic British

A blend of classic elegance and contemporary charm

Christmas Design and Decoration Trends for 2023



characters like the Nutcracker, Paddington Bear, and Beatrix Potter's Peter Rabbit.

FLORAL FANTASY

Floral arrangements are not just for spring and summer. For 2023, consider floral Christmas decor. Dried flowers, artificial floral wreaths, and floral centrepieces are all the rage. Poinsettias, amaryllises, and holly are favourites for creating a delightful and colourful Christmas atmosphere.

ARTISTIC EXPRESSIONS

Get creative and crafty with DIY ornaments and decorations. Hand-painted baubles, homemade wreaths, and unique, one-of-a-kind pieces add a personal touch to your holiday decor. It's a fantastic way to involve the whole family in the Christmas preparations.

LAYERED LIGHTING

To create a cozy and inviting ambience, focus on layered lighting. Combine soft candlelight, warm string lights, and elegant chandeliers to set the perfect Christmas mood. Use dimmer switches to control the intensity and create a magical glow throughout your home.

FAUX FUR ELEGANCE

Nothing says luxury like the soft touch of faux fur. Incorporate it into your Christmas decor through stockings, tree skirts, and throw blankets. The warmth and texture of faux fur bring a touch of sophistication and comfort to your festive celebrations.

FOODIE DECOR

Christmas is a season of indulgence, and this year, food-inspired decorations are a delightful trend. Decorate your tree with miniature gingerbread houses, cookie ornaments, and candy cane accents. The sweet scent of Christmas will waft through your home.

MYSTICAL AND ENCHANTED

Channel the magic of fairy tales and folklore in your Christmas decor. Think mystical creatures like unicorns, mermaids, and fairies. Create a whimsical atmosphere with enchanting, dreamy decor that transports you to a fantastical world.

GRAND GREENERY

Greenery is a timeless element of Christmas decor, but in 2023, it's taking centre stage. Use an abundance of fresh or faux greenery to adorn your mantelpieces, banisters, and windowsills. Eucalyptus, pine branches, and holly add a touch of natural beauty to your home.

INTERACTIVE DECOR

Engage your guests with interactive decorations. Advent calendars, scratch-off posters, and holiday puzzles make for fun and festive additions to your Christmas celebrations. They provide a unique and entertaining way to count down the days until the big event.

2023's Christmas design and decoration trends offer a delightful mix of tradition and innovation. Whether you're drawn to sustainable choices, rustic themes, opulent jewel tones, or other exciting ideas, there's a style to match your unique taste. Embrace the festive season with these trends and create a magical Christmas atmosphere that's perfect for you and your loved ones. Enjoy the joy of Christmas, and may your home be filled with warmth and wonder!



BABIES & TODDLERS

Christmas gifts



PERSONALISED BABY BOY ELEPHANT COMFORTER

These soft and gorgeous baby comforter blankets, with a cute elephant and crinkle corners, are ideal for general baby use or lovely as a gift for any new addition. This multi-purpose gift helps your baby in a number of ways, including senses stimulation, imagination & creativity, logical perception, motor skills, social interaction, and self-expression.

£15.95

<https://tinyurl.com/4cyvcf4j>



The earlier you start, the more prepared you'll be come the big day. Christmas is especially magical with babies and toddlers around since they give the holiday a special kind of innocence and wonder that adults simply can't. So here is our guide to the best gifts on Amazon right now for babies and toddlers.

JUNGLE TAILS TOUCH AND FEEL SENSORY BOOKS FOR BABIES

Made of cloth and used as an early education tool for children to help develop their sensory skills, these magical sensory books contain pictures and illustrations of jungle tails and more to grab your child's attention. They are made with crinkle paper and entertain your baby by making exciting and fun sounds. With unique themes, features, and a smooth texture, these books help your child learn age-appropriate skills and encourage their curiosity.

£9.99

<https://tinyurl.com/yc7ubem5>



KOKODI MAGNETIC DRAWING BOARD WRITING TABLET FOR TODDLERS

With improved safety updates for the child's protection, this magnetic drawing board has been designed according to customer feedback. It is a magnetic doodle board made of high quality ABS material, is light and sturdy, and durable. Additionally, there is no toxic chemical damage caused by paints and brushes to children.

£24.99

<https://tinyurl.com/26hkhpwj>



URBAN KIDDY™ BABY'S MY FIRST FAMILY ALBUM PHOTO CLOTH BOOK

This high quality and versatile soft fabric photo album can hold up to 17 4"x6" pictures, with a bonus baby-safe mirror and bonus name stickers included. Enough to fit the whole family and more! Easily attach to any cribs, strollers, activity gyms or simple to read as a book for story time!

£39.74

<https://tinyurl.com/5n6sy8fz>

TEENAGERS

Although there's still a bit of a wait until Christmas, you cannot start planning early enough

Teenagers can sometimes be tricky to buy gifts for, since they're at that age where they're becoming their own person and know exactly what they want. However, there are some gifts that any teenager would be totally outrageous to sniff at! So here is our guide to the best unisex gifts on Amazon right now for teenagers.



LEGO TECHNIC MCLAREN SENNA GTR RACING COLLECTABLE BUILDING KIT

Ignite the passion of race car lovers with this rewarding building experience, recreating the stunning details of the McLaren Senna GTR supercar. It features dihedral doors, just like on the real McLaren supercar, and offers a rewarding building challenge introducing LEGO builders to the universe of engineering in an approachable and realistic way. Discover all the realistic features and beautiful design details, then place your car on display to attract admiring glances from everyone who passes.

£32.99

<https://tinyurl.com/yckr2uxb>

LEGO HARRY POTTER HUNGARIAN HORNTAIL DRAGON BUILDING TOY

Harry Potter fans can build, display and 'fly' one of the most dangerous dragons ever to have existed in the Wizarding World. Authentic features include a spiked tail, black scales, fiery breath and jointed wings that flap when a handle is turned. The LEGO Building Instructions app lets kids view, zoom and rotate the model as they assemble this impressive set. Treat young witches, wizards and Muggles to the spellbinding Hungarian Horntail as a birthday, holiday or any-day gift.

£32.99

<https://tinyurl.com/4mp4sayx>



LEGO GHOSTBUSTERS CAR KIT

Recreate classic ghostbusting adventures as you build the iconic Ghostbusters ECTO-1 car. Packed with details and inspired by the 2021 Ghostbusters: Afterlife movie, it's the perfect display model for any Ghostbusters fan.

£157.49

<https://tinyurl.com/ytt3s6sp>

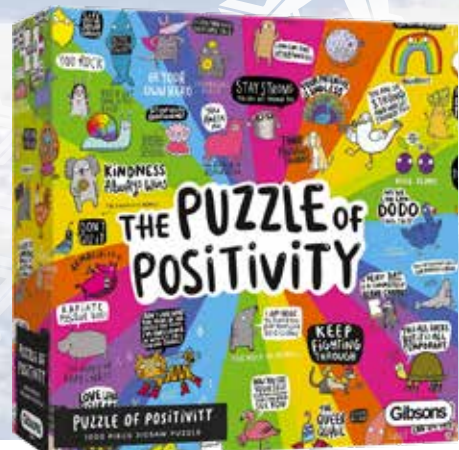


PUZZLE OF POSITIVITY 1000 PIECE JIGSAW PUZZLE

The puzzles are secured with paper tabs instead of shrink wrap to avoid excess plastic waste, adhering to our goal to reduce our carbon footprint. The collection complements the mindfulness movement, as puzzling reduces stress by occupying and engaging the mind. In a poll of 139 prospective puzzlers, the respondents voted for their favourite designs which were then selected for this range.

£13.59

<https://tinyurl.com/sskxbwbz>



Christmas gifts

MEN

Ahe earlier you start, the more prepared you'll be come the big day. Many men can be proud of their own acquired tastes, and often stick to only what they know and trust. But men are still capable of being pleasantly surprised with a gift they didn't expect nor knew they needed. So here is our guide to the best gifts on Amazon right now for men.



LKKCHER EAGLE BEER BOTTLE OPENER

LKKCHER's bottle openers are more than just a tool to open a cold one. They represent the moments shared with your loved ones, the laughter and joy during gatherings, and the memories that will last a lifetime. Give anyone you care about a LKKCHER bottle opener and raise a toast to them.

£12.99

<https://tinyurl.com/2zahrea6>



QIRLOEU MOTORBIKE

This vintage motorbike decorative ornament is hand-welded from scrap metal parts, and the surface is treated with electroplating technology to make it more corrosion-resistant. If you are a biker or have a motorcycle enthusiast friend, it couldn't be a better gift for yourself or your friend. No present can be more attractive than this metal motorbike model for a motorbike lover.

£55.95

<https://tinyurl.com/4bs6v76a>



JACK DANIEL'S TENNESSEE WHISKEY GUITAR CASE GIFT SET, 70 CL

Jack Daniel's Tennessee Whiskey comes from the United States' oldest registered distillery and is charcoal mellowed through 10 feet of sugar maple charcoal. The Distillery, founded in 1866 by Mr. Jack Daniel in Lynchburg, Tennessee, is one of the most well-known producers of whiskey in the world. Jack Daniel's Tennessee Whiskey is made with the finest corn, rye and barley malt. Its distinctive character is a result of natural fermentation, careful distillation, and use of the Distillery's iron-free water from the Cave Spring that runs at a constant 13° C.

£39.79

<https://tinyurl.com/3j2rtpdu>



PERSONALISED BIRTHDAY PRINT "THE YEAR YOU WERE BORN" WORD ART POSTER KEEPSAKE

All of the details are based on facts and details from the year the person was born. All you have to do is provide me with the name of the person and the year they were born and we do all the research to produce a print just like the examples with the persons details on.

£7.99

<https://tinyurl.com/yxsm56k>

Although there's still a bit of a wait until Christmas, you cannot start planning early enough

Women

WOMEN

The ladies out there will love a present, regardless of what it is, as long as you have a card to go with it and you've given it some thought. Celebrate the women in your lives with these special gifts this Christmas.



TANQUERAY NO. TEN GIN | 47.3% VOL | 70CL

Charles Tanqueray created the world's finest gin in 1830 and it is made today to the same classic, timeless recipe. He went on to create Tanqueray No. TEN, which set the standard as the first ultra-premium gin. Every bottle carries a seal marking Charles Tanqueray's name, a symbol of quality and more than 180 years of distilling excellence. The base of the bottle for Tanqueray No. Ten resembles a citrus press, symbolic of the fresh Mexican limes, Florida oranges and pink grapefruits that are distilled in every small batch of the gin.

£32.50

<https://tinyurl.com/yh9dscbk>

NIVEA ULTIMATE PAMPERING NIGHT COLLECTION GIFT SET (9 PIECES)

Relax, indulge and get comfy with this NIVEA gift pack! Prepare for the ultimate indulgent night-in with this set of gifts for her from NIVEA. It includes moisturising, refreshing and luxury NIVEA skin care products for head to toe pampering, all teamed with a cosy hot water bottle!

£22.99

<https://tinyurl.com/5t8abw86>



ENGRAVED PRESENTATION CUT GLASS 40 YEARS GIFT

This beautiful Cut Glass Frame is the perfect gift to wish a special couple a very special day. This gift comes in its own satin lined presentation box ready to be presented with pride to the Anniversary Couple.

£27.99

<https://tinyurl.com/zuhfyhs3>



UNIQUE SELF-CARE GIFT BOX FOR WOMEN

Our handmade gift set are beautifully designed with an elegant touch. Show your love and Sending A Hug to your special lady or your friend with a perfect gift. Good for valentines day gifts, employee appreciation gifts, nurses gifts, appreciation gifts, mothers day gifts, gifts for mom, boss day gifts, christmas gifts.

£26.99

<https://tinyurl.com/yckbssmn>





EMBRACE AUTUMN'S MAGIC

November has arrived in the United Kingdom, painting the landscapes with hues of amber and gold, and signalling the final act of the gardening year. While many might assume that the garden slumbers during this month, it's quite the contrary. November presents a unique set of tasks and opportunities for garden enthusiasts. So, grab your wellies and let's explore the top garden jobs to do this November.

PREPARE FOR WINTER FROSTS

As the mercury drops, protecting your tender plants from frost is crucial. Cover susceptible plants with horticultural fleece or move potted specimens into a greenhouse or under cover. Remember to provide adequate ventilation for those snug in greenhouses to avoid mould and diseases.

RAKE THOSE LEAVES

Fallen leaves are not just a chore; they can also be a valuable resource. Rake leaves off lawns and paths and add them to your compost bin. In time, they'll break down into rich leaf mold, a fantastic soil conditioner.

PLANT SPRING-FLOWERING BULBS

November is the perfect time to plant spring-flowering bulbs like daffodils, tulips, and crocuses. This forward planning will ensure a vibrant, colourful garden when spring rolls around.

DIVIDE AND CONQUER

Many perennial plants are due for

division in November. This includes irises, hostas, and ornamental grasses. Divide and replant them to rejuvenate their growth and maintain healthy, vigorous plants.

COMPOSTING

As the garden prepares for its winter slumber, your compost heap is still active. Continue adding organic materials, and turn the pile to encourage decomposition. A well-maintained compost heap will provide you with nutrient-rich compost for the spring.

Late autumn is an excellent time for pruning deciduous trees and shrubs

TIDY UP

Give your garden a good autumn tidy-up. Remove spent annuals and cut back perennials that have died back. This not only keeps your garden looking neat but also helps prevent the spread of diseases and pests.

PRUNING TIME

Late autumn is an excellent time for pruning deciduous trees and shrubs. Prune away dead or damaged branches, and shape the plants to your desired form. Avoid pruning early-flowering shrubs to ensure they have a good display in spring.



INSPECT GARDEN STRUCTURES

With the likelihood of harsh weather ahead, it's important to inspect and repair garden structures like fences, trellises, and garden furniture. Make sure everything is secure and in good condition.

BIRD FEEDING

November marks the beginning of winter for our feathered friends. Set up bird feeders and keep them stocked with seeds, nuts, and suet balls. This will not only provide food for the birds but also give you a wonderful wildlife display.

PLANT TREES AND SHRUBS

Late autumn is a great time to plant new trees and shrubs. The soil is still warm,

and the plants can establish their roots before winter. Choose suitable native species to benefit local wildlife.

MULCH FLOWER BEDS

To protect your flower beds from the winter chill, add a thick layer of mulch. This will help conserve moisture, regulate soil temperature, and keep weeds at bay.

AUTUMN LAWN CARE

Give your lawn some love this November. Continue mowing if conditions allow, and raise the height of your mower blades. This helps prevent diseases and gives the grass extra protection from frost. Also, aerate your lawn to improve drainage.

PREPARE FOR WINTER VEGETABLES

If you're growing winter vegetables like Brussels sprouts, kale, and leeks, November is the time to check them for pests and diseases. Remove any affected leaves to ensure a bountiful harvest.

HERB CARE

If you have herb plants in your garden, like rosemary, thyme, and sage, now is the time to take cuttings for overwintering indoors. This way, you can enjoy fresh herbs throughout the colder months.

GARDEN JOURNALING

Use November as an opportunity to reflect on your garden's performance over the past year. Take notes and make plans for improvements in the coming year. A garden journal is a valuable tool for tracking your garden's journey.



Embrace the seasonal changes and tackle these essential garden tasks

November may bring chilly weather, but it doesn't mean your garden has to hibernate. Embrace the seasonal changes and tackle these essential garden tasks. Not only will your outdoor space be better prepared for winter, but you'll also be setting the stage for a vibrant and flourishing garden when spring arrives. So, grab your gardening gloves, breathe in the crisp autumn air, and let your garden shine in its own unique November splendour.





UPCOMING TV SHOWS IN THE UK - NOVEMBER 2023

As the autumn leaves fall and the nights draw in, there's nothing better than curling up on the sofa with a hot cup of tea and some quality television. This November, UK viewers are in for a treat with a host of exciting new TV shows set to premiere. Here's a sneak peek at what's coming up.

THE SANTA CLAUSES SERIES 2

Just in time for the festive season, Disney+ is bringing back "The Santa Clauses" for its second series. This family-friendly show is sure to get you in the holiday spirit.

FOR ALL MANKIND SERIES 4

Apple TV+ continues to deliver high-quality content with the fourth series of "For All Mankind" premiering this November. This critically acclaimed show explores an alternate history where the global space race never ended.

THE KILLER

Netflix is set to release "The Killer", a film that

promises to be a thrilling ride. While details about the plot are still under wraps, Netflix's track record suggests that viewers can expect a gripping narrative and stellar performances. In addition to these shows, there are several other series that are expected to premiere this November. However, their exact release dates have not been announced yet. So, keep an eye on your favourite streaming platforms for updates.

Remember, these are just a few highlights of what's to come. With so many streaming platforms and channels vying for viewers' attention, there's bound to be something for everyone this November. Whether you're a fan of drama, comedy, reality TV, or documentaries, the upcoming TV season promises to keep you entertained.

So get your popcorn ready and mark your calendars because November is going to be a fantastic month for television in the UK!



A CINEMATIC FEAST AWAITS IN THE UK

As the year draws to a close, the UK cinema scene is set to light up with a host of exciting new releases in November 2023. Here's a sneak peek at what's coming up.

Marvel fans are in for a treat with the release of "The Marvels" on 10th November. This superhero flick is eagerly anticipated and promises to be an action-packed adventure.

On 17th November, "The Hunger Games: The Ballad of Songbirds and Snakes" hits the screens. This prequel to the popular "Hunger Games" series is sure to draw crowds, offering a fresh perspective on the dystopian world we've come to know.

For those who enjoy a touch of whimsy, "Wonka" releases on 15th December. This

prequel to "Charlie and the Chocolate Factory" explores the eccentric chocolatier's early life.

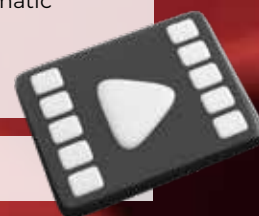
Rounding off the month is "Aquaman and the Lost Kingdom", set to release on 26th December. Fans of DC Comics can look forward to another thrilling underwater

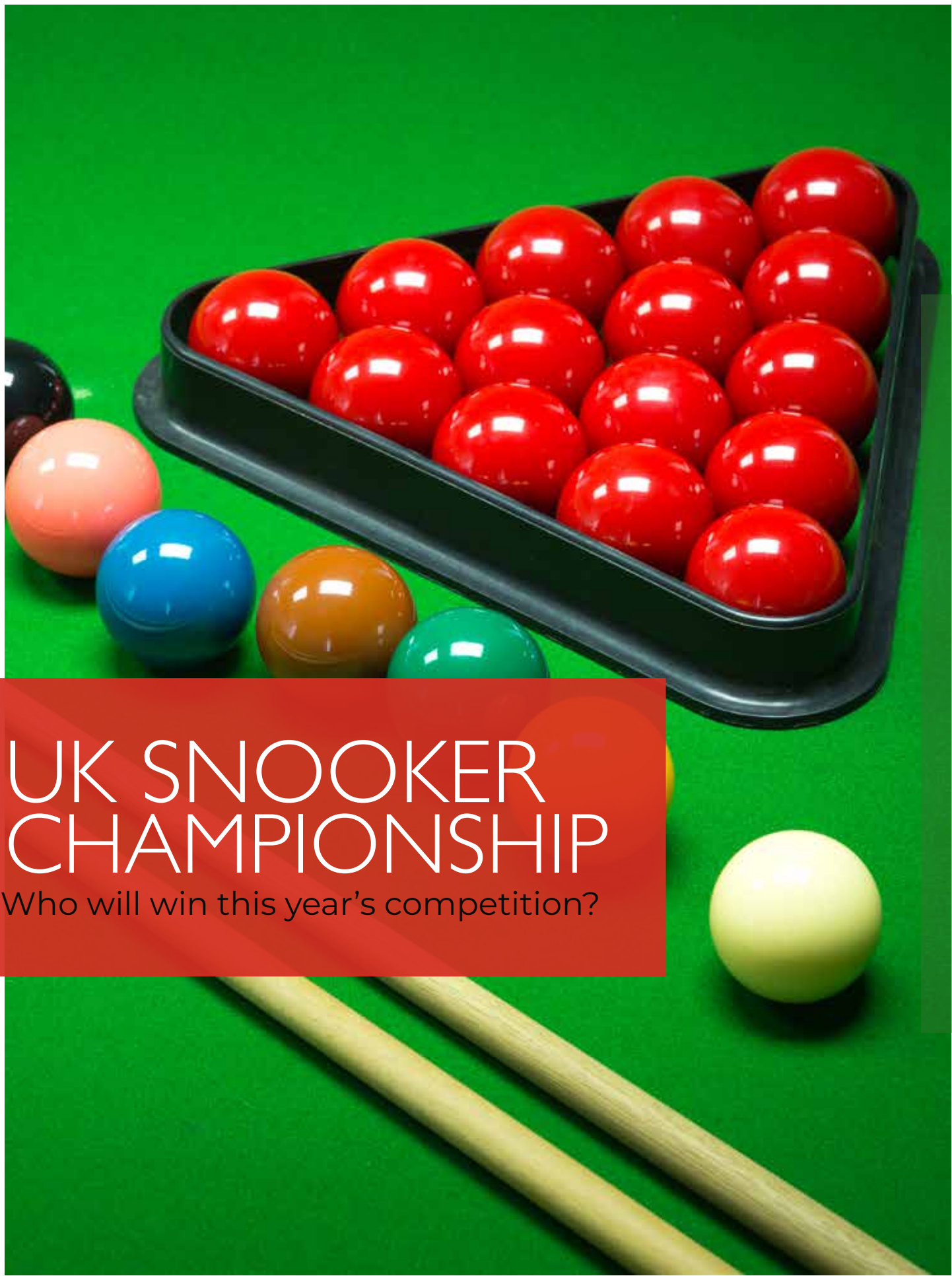
adventure with Jason Momoa reprising his role as Aquaman.

In addition, there are several other films like "The Holdovers", "Glisten and the Merry Mission", "Wish Your Lucky Day", and "Divinity" that are set to release in November.

With such a diverse line-up, November promises to be a fantastic month for movie-goers in the UK. So grab your popcorn, book your tickets, and get ready for a cinematic feast!

With such a diverse line-up, November promises to be a fantastic month for movie-goers in the UK

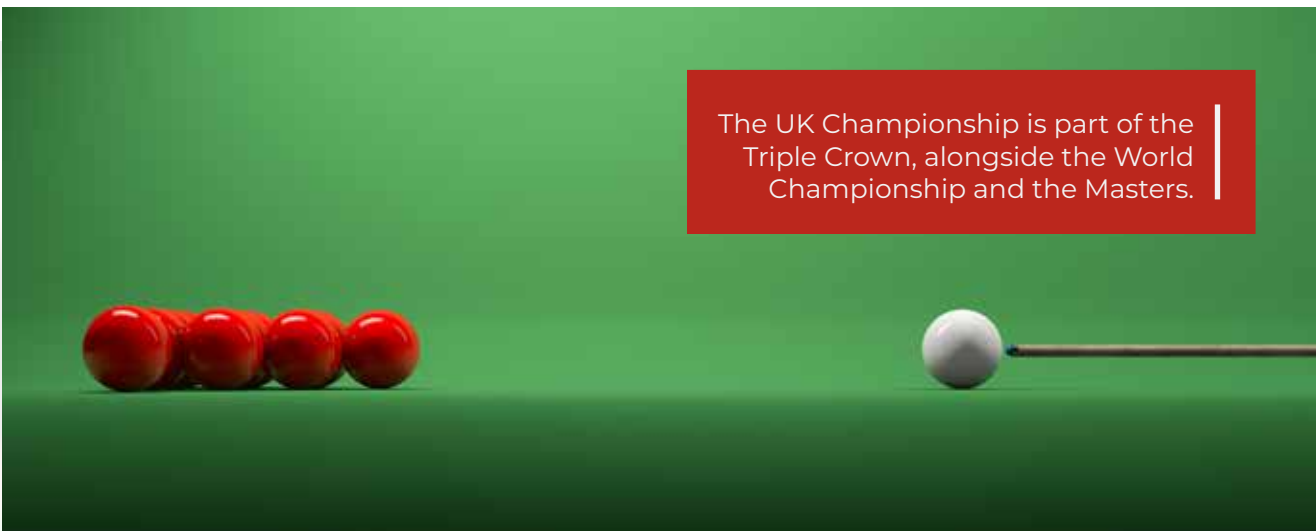




UK SNOOKER CHAMPIONSHIP

Who will win this year's competition?

The UK Championship is part of the Triple Crown, alongside the World Championship and the Masters.



The UK Snooker Championship, one of the most prestigious events on the snooker calendar, is set to return in November. This tournament has a rich history and has been a platform for many memorable moments in the sport. Here's a preview of what to expect.

The UK Championship is part of the Triple Crown, alongside the World Championship and the Masters. It's a tournament that every player dreams of winning. The championship has been a stepping stone for many players to establish themselves among the elite in the sport.

This year, all eyes will be on the defending champion, Mark Allen, who had an impressive run last season. His aggressive style and precise potting make him a formidable opponent. However, snooker is a game of fine margins, and the competition will be fierce.

Ronnie O'Sullivan, the world number one, will be keen to add another UK Championship title to his collection. O'Sullivan, arguably the most talented player in the history of snooker, can never be ruled out. Despite

withdrawing from the British Open, he's expected to make a strong comeback in this tournament. His natural ability

and flair for the game make him a crowd favourite.

Another player to watch out for is Judd Trump. Known for his attacking style of play and long potting ability, Trump can turn a match around in no time. He'll be looking to bounce back after some mixed performances recently.

The young Chinese player Fan Zhengyi is also making waves in the snooker world. He had an impressive run in the British Open and will be looking to carry that momentum into this tournament.

The UK Snooker Championship is not just about individual brilliance but also about strategy and mental strength. The long format of the matches tests the players' endurance and ability to handle pressure.

The tournament also offers a significant prize fund, adding another layer of competition as players vie not just for prestige but also for financial reward.

In conclusion, the UK Snooker Championship promises to be an exciting event filled with high-quality snooker. With a mix of established stars and rising talents, it's anyone's game. So get ready for some thrilling matches and unforgettable moments.



School Road, Necton

£550,000



Well presented detached three bedroom bungalow with very generous gardens, set back from the road situated in the popular well serviced village of Necton. The property offers conservatory, triple garage, parking for numerous vehicles, large well maintained gardens, carport, PV panels.

SWAFFHAM - 01760 721389 - 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.

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

Whitecross Road, Swaffham

£230,000



Detached three bedroom house, conveniently situated within easy reach of Swaffham town centre. Property offers garage, gardens, gas central heating and UPVC double glazing.

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

Merryweather Road, Swaffham

£425,000



An extremely well presented four/five double bedroom link detached house with versatile accommodation, updated to a high standard and on a popular well established development close to the schools in the market town of Swaffham. Viewing is highly recommended.

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

Station Street, Swaffham

OIEO £425,000



A well presented and extended four bedroom semi-detached property, offering living room, kitchen/breakfast room dining room plus conservatory, front and rear gardens, ample parking with a carport, gas central heating and UPVC double glazing.

Viewing highly recommended

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

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Eastern Road, Watton

OIEO £345,000



This very well presented four bedroom home is located with the popular town of Watton. Featuring a modern fitted kitchen/dining room, utility room, ground floor cloakroom, en-suite to bedroom one, UPVC doubled glazing, gas central heating, off-road parking, garden and garage!

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

Harvey Street, Watton

Guide price £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.

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

Mere Road, Stow Bedon

Guide price £350,000 - £375,000



A spacious detached four bedroom house situated on the sought after Mere Road in Stow Bedon. The property offers huge potential, two reception rooms, utility room, cloakroom with WC, bathroom, four car garage, large gardens, ample off road parking, central heating and double glazing. Available chain free!

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

Bradenham Road, Shipdham

OIEO £575,000



Well presented, very spacious detached six bedroom house including a self contained annexe. The property offers very flexible accommodation and well suited to multi generational/ extended family living and boasts two en-suite shower rooms, conservatory, two kitchens and open countryside views to rear

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

Swaffham - 01760 721389

Watton - 01953 883474

CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

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

Swaffham | Watton

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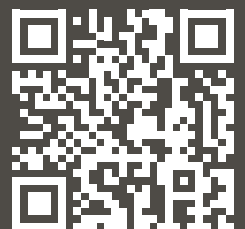
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HOW MUCH
IS MY
PROPERTY
WORTH?



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 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 £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

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

Eight weeks - Research

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

Six weeks - Removal companies or do it yourself?

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

Four weeks - Notify utility companies

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



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

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

Two weeks - Confirm all details

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

24 hours - Final check and walk round

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

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

Moving day

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

You have arrived at your new home!

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

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

Checklist

Eight weeks

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

Six weeks

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

Four weeks

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

Two weeks

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

24 hours

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

Moving in

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

On arrival

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



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

Removal company or brave it yourself?

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

Removal companies

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

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

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

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



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

Getting quotes

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

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

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

Top tips for packing

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

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

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

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

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



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