

# PROPERTY NEWS

JULY 2024



## TRANSFORM YOUR GARDEN

MAKE YOUR GARDEN A WILDLIFE SANCTUARY

**THE UK'S WATERPARKS**  
LOOKING FOR YOUR  
SUMMER UK THRILL

**BUILT IN BBQ**  
THINKING ABOUT UPGRADING  
YOUR OUTDOOR SPACE

**BBQ RECIPES**  
GET SUMMER READY WITH  
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**WIMBLEDON 2024**  
AHEAD OF WIMBLEDON  
WE HAVE A RUN DOWN

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## WELCOME TO THE LATEST EDITION!

We're officially into the summer season now, the kids break up for the school summer holidays later in the month, and the property market is excited for a new elected government to exact reform on the industry.

In this month's magazine, we look at the various ways the government can improve the housing market with a newly elected leader on pages 2&3. If you're looking to get your garden ready for a potential sale this summer season, making it more wildlife friendly and barbecue-ready would wow prospective buyers, in which case pages 6&7 would be a great help to you.

Pages 12&13 will complement your new barbecue by imparting delicious inspiration for barbecue recipes to try and enjoy.

Pages 4&5 look at the great waterparks of the UK to cool off this summer, whilst pages 8&9 stay with water as we look at the wide variety of boating options available to you to traverse the beautiful rivers of our country.

Pages 10&11 we look at all the new and upcoming TV shows and movies to enjoy this month, whilst pages 14&15 preview the Wimbledon tennis championships and the Paris Olympic Games.

So, take your gin rickey or your Pimm's and lemonade, let's have a toast to a fantastic July ahead of us, and enjoy this month's magazine!

**Daniel Evans**  
Editor

Surveys have already shown that almost everyone (95%) looking to move this year won't allow their plans to be negatively affected by the general election, which is great news for the industry, but they have every reason to feel this way. Two of the last three general elections (including the most recent one in 2019) have shown that the market did indeed stand resilient and strong against the elections, both before and during, and in certain cases there was even a dramatic increase in market activity once the elections were over. 2015 saw consistent buyer demand going into the election, and then witnessed a climb during the month after, increasing by 18% when compared to the year before in 2014. Likewise, the 2019 general election saw a 13% annual increase in buyer demand, before then climbing to 14% the following month.

# HOW CAN THIS NEXT GOVERNMENT IMPROVE THE PROPERTY INDUSTRY?

In light of this buyer/seller confidence, there are many ways the government can capitalize on this opportunity to propel the market into new heights and make things easier for all involved.

## ENCOURAGING GREENER HOMES

Over the past few years, greener living is a cause many more of us are championing, and as time moves on the movement is only getting stronger. As such, the government arguably has a significant responsibility to more urgently encourage this to homeowners all over Britain, especially considering there is a notable lack of awareness among homeowners about what changes they are expected to make, why, and how. Better and easier access to programs would be a great start, as this would enable them to implement the required changes and improvements. Different homes, of course, require different kinds of changes, something said programs should also make clear in detail.



## BUILDING MORE HOMES FASTER

It is a well-known and self-explanatory fact that more new homes mean more activity in buying and selling. Even though new homes are indeed being built, constructing them faster is necessary to keep up with the steady growth of population and to combat a currently challenging economic landscape. In light of reports of a slight decrease in available properties, and an increase in buyer demand, a swifter development plan, whilst not sacrificing the quality of these new homes, could mean great things for the industry.

As a result of this need for more new homes, the average UK selling price is now £375,131, a 22% increase from five years ago. If the government streamlined their planning procedures, not only would this afford first-time-buyers more options, but it would also help homeowners who wish to downsize to more modern-style homes.

## HELPING FIRST-TIME BUYERS

Speaking of first-time buyers, understandably the biggest concern for current renters is getting themselves onto the

property ladder. Increased mortgage rates have not made this vital task especially easy over the past few years, but if the government reviewed and tweaked their mortgage affordability criteria this could help many more would-be first-time-buyers purchase their initial homes. In recent times we have seen lenders accommodate for longer mortgage terms, as well as introduce extended terms on fixed rates, changes which have undoubtedly helped, and additional regulatory change is equally critical to ultimately help more first-time-buyers start climbing the ladder.



## MAKING MOVING EASIER

The length of time that passes from the moment a seller lists their property on the market to when they finally move, takes approximately seven to eight months at the moment. The general consensus is that this is far too long, and that this new government should work more closely with industry professionals to settle on a more realistic, less-problematic timeframe for the market to move more proactively throughout such processes.

## STAMP DUTY CHANGES

One of the most significant changes buyers and estate agents alike would prefer to see is an improvement in stamp duty policy. This is particularly true of residents in London, where only 4% of homes are exempt from stamp duty, together with other areas in the country with higher-priced properties. At the moment, first-time-buyers in England and Northern Ireland do not need to pay stamp duty on homes costing more than £425,000, a relief that is due to end in April 2025. One solution the government could implement to solve this problem might be to reform stamp duty costs in alignment with regional differences in house prices, rather than a full-on blanket drop in fees across the whole country. The £425,000 first-time-purchase stamp duty, however, the Tories promise to revert back to £300,000 in March next year if kept in power after the general election.

# WATERPARKS

Waterparks are wonderful places for people of all ages because they provide a distinct combination of family enjoyment, relaxation, and thrilling experiences

Waterparks provide the ideal answer for cooling down and having fun during the summer school holidays. There is fun for all ages, from exhilarating slides to calm waterways. Their exciting selection of water coasters and slides, each with its unique twist, turn, and splash that promises an adrenaline rush unlike any other, is one of their main draws. Experiences like speeding down a fast-moving slide, navigating a winding river, or facing the heights of a tall water coaster evoke a sense of thrill and adventure that entices guests to return time and time again.

Moreover, waterparks provide a nice diversion from the heat on sweltering summer days. The many pools, wave pools, and lazy rivers offer plenty of chances for sunbathing and resting, enabling visitors to rejuvenate among the tranquil aquatic

environment. In addition to the water activities, waterparks frequently have dining establishments, cabanas, and lounge spaces. These extra features improve the whole experience and offer a well-rounded day of fun and relaxation. Waterparks are special because of their vivid vitality, which is reflected in the joy of children swimming in the small pools and the cheers of thrill-seekers conquering the biggest slides.

Every desire and budget may be satisfied at a waterpark around the nation, whether you're seeking for fast-paced excitement or a leisurely day by the pool. So get your sunscreen and swimwear, and let's explore some of the top waterparks in the UK that guarantee a fun-filled day for the whole family.

## ALTON TOWERS WATERPARK (Staffordshire)

This waterpark, which is part of the well-known Alton Towers Resort, has a number of attractions, such as the Master Blaster Water Coaster, the Wacky Waterworks Treehouse, and the Lazy River. Families looking for excitement and leisure often choose it because of its Caribbean-themed environment, which enhances the tropical atmosphere.



### SANDCASTLE WATERPARK (Blackpool)

One of the biggest indoor waterparks in the UK, Sandcastle Waterpark is located in Blackpool and has more than 18 slides and attractions. There's no shortage of excitement here, with attractions like the interactive Typhoon Lagoon, the soothing wave pool, and the heart-pounding Masterblaster.

### SPLASHDOWN WATERPARKS

(Dorset and Devon)

Splashdown Waterparks, with facilities in Poole, Dorset, and Paignton, Devon, have an amazing selection of slides and attractions suitable for all age groups. Highlights include the Raging Rapids, which imitate white-water rafting for an exciting experience, and the Screamer, a high-speed flume.

### WATERWORLD (Staffordshire)

With areas both indoors and outside, Stoke-on-Trent's Waterworld is the ideal place to have fun in the water come rain or shine. Families will find much to amuse them for many hours, including the Space Bowl slide, Tornado Alley, and Caribbean Storm Treehouse.

### BLUE LAGOON WATERPARK

(Pembrokeshire)

The Blue Lagoon Waterpark, tucked away inside the Bluestone National Park Resort, is a subtropical haven complete with waves, slides, and a lazy river. While the indoor waves and flumes appeal to those looking for a more laid-back experience, the outside rapids offer an exhilarating thrill.

### SPLASH WATERWORLD

(Bedfordshire)

Splash Waterworld, which is a part of the Centre Parcs Woburn Forest resort, offers a variety of water slides and activities that are fun for people of all ages. This subtropical paradise has plenty to offer everyone, from the exhilarating Cyclone to the tranquil bubble pool and the Wild Water Rapids.

### TROPICAL WORLD AT

AMAZONIA (Yorkshire)

With its indoor tropical rainforest and exotic species, Tropical World at Amazonia in Leeds is unlike any other waterpark—it's a unique experience. Explore the tropical environments, see creatures like butterflies and crocodiles, and unwind in the interactive water play area.

### AQUA PARK RUTLAND

(Rutland Water)

A massive inflatable obstacle course on Rutland Water is available at Aqua Park Rutland for anyone looking for outdoor adventure. It's an exciting water playground fit for older kids, teens, and adults alike, complete with slides, climbing walls, trampolines, and more.



The many pools, wave pools, and lazy rivers offer plenty of chances for sunbathing and resting, enabling visitors to rejuvenate among the tranquil aquatic environment.

# TRANSFORMING YOUR GARDEN

Creating a wildlife-friendly garden this summer is essential for several reasons

## INTO A SUMMER WILDLIFE HAVEN

A wildlife-friendly garden is a proactive approach you can enjoy with the whole family to support sustainable gardening methods, conserve biodiversity, and improve the aesthetics and usefulness of outdoor areas. Through little adjustments to your garden's layout and upkeep schedule, you and your children may make it a friendly haven for animals and reap the numerous advantages of spending more time in nature.

Nature lovers and families with young children can find pleasure and relaxation in seeing birds, butterflies, and other animals. People have a greater understanding of the natural world and the value of conservation by learning about the plants and animals that live in their gardens.

### Wildflowers

Because of their nectar, pollen, seeds, and habitat, wildflowers draw in bees, butterflies, and other pollinators. The seeds and insects that are drawn to the blossoms are what birds eat. The shelter and insect prey that wildflower fields provide are beneficial to amphibians and reptiles.

### Native Plants

Planting native plants is one of the best methods to draw wildlife into your garden. Birds, insects, and small mammals are among the indigenous species that rely on native plants for food and shelter. Find out which plants are indigenous to your area and use them in the design of your garden. To establish a diversified environment, use a range of trees, shrubs, and flowers.

### Wildlife-Friendly Features

Include wildlife-friendly elements in your garden to give animals food and a place to live. To draw birds, install nesting boxes, bird baths, and feeders. Make a compost pile or just leave a leaf pile for tiny animals and insects to shelter in. Incorporate a water element, such as a birdbath or pond, to draw in aquatic insects and amphibians.

### Avoid Chemicals

Chemical pesticides and herbicides should not be used in your garden since they might affect animals. To get rid of pests, go for natural alternatives or employ integrated pest management strategies. Chemicals can also upset ecological balances and taint water supplies. You may make the habitat for wildlife healthier by using less chemicals.



You and the whole family can get stuck in and invite a variety of animals and aid in the preservation of nearby ecosystems by implementing a few easy changes.

By adding a built-in barbecue to your garden, you can turn your outdoor area into a social hub and gastronomic haven

# CREATING AND INSTALLING THE BEST BUILT-IN BARBECUE

## PLANNING AND DESIGN

**Location:** Pick a place that is both handy and secure, apart from trees that overhang and combustible buildings. Be mindful of the direction of the wind to prevent smoke from flying into the home or seating areas.

### *Design and Layout:*

Choose the shape and dimensions of your barbecue. While a smaller grill could work well in confined spaces, a bigger one gives greater cooking space. Provide a counter area where meal preparation and utensil and grilling equipment storage may take place.

## TYPES OF BUILT-IN BARBECUES

### *Gas Barbecues:*

Known for their ease of use, gas barbecues heat up rapidly and provide accurate temperature control.

They are perfect for frequent usage since they are simple to start and maintain.

**Charcoal Barbecues:** Though they can achieve greater temperatures than gas grills, charcoal barbecues are preferred by purists for the smoky flavour they provide to meals. They take longer to heat up and require more clearing up.

**Barbecues Burning Wood:** Wood-fired barbecues have a distinct

flavour character and are typically used as pizza ovens due to their versatility. They need precise temperature control and a steady supply of wood.

## MATERIALS AND CONSTRUCTION

**Base and Structure:** For the base and primary structure, choose sturdy, heat-resistant materials like concrete, stone, or brick. These materials complement the beauty of gardens and can tolerate high temperatures.

**Grill and Add-ons:** Because it is easy to maintain and resistant to corrosion, stainless steel is a great material choice for the grill and other components. Make sure the grill has enough ventilation to allow for enough circulation.

**Countertops and Storage:** Heat-resistant and easily cleaned, granite or concrete countertops are useful. Include cupboards or shelves to hold fuel and grilling supplies.

## INSTALLATION

**Foundation:** To maintain stability and sustain the weight of the barbecue, start with a sturdy foundation, often a concrete slab.

**Constructing the Framework:** Build the walls and base in accordance with your plan. Make room for the grill, storage, and additional parts.

**Installing the Grill:** If you're using a gas barbecue, make sure the grill is firmly in place and connected to the gas supply. For gas hookups, make sure there is enough ventilation and abide by safety regulations.

For the base and primary structure, choose sturdy, heat-resistant materials like concrete, stone, or brick



# BOATING THIS SUMMER

Boating is an accessible and fun sport for many individuals, as it may be a low-impact workout appropriate for a range of fitness levels

**R**iverboating provides a variety of activities, from exciting adventures to peaceful cruises. Whichever boating style you choose—adventure, leisure, or a mix of the two—these approaches provide unique ways to enjoy rivers. The type of river being navigated, one's skill level, and personal preferences all play a role in the boating style selection.

## CANOEING AND KAYAKING

Both novice and expert paddlers may enjoy the popular river exploration activities of canoeing and kayaking. Generally open-deck vessels driven by a single paddle, canoes are perfect for leisurely paddling and group excursions on calm waters. Kayaks are more manoeuvrable and appropriate for both calm rivers and more difficult whitewater because of their closed deck and double-bladed paddles.

## MOTORBOATING

Motorboats are adaptable and suitable for a range of river conditions. They have fast and convenient engines, either inboard or outboard. Motorboats are great for water skiing, wakeboarding, and just spending a fun day on the lake

with loved ones. They are also great for travelling great distances rapidly.

## SAILING

River sailing may be a tranquil and beautiful activity. Rivers with steady wind and ample room for movement are ideal for small sailboats or dinghies. Sailing is a satisfying task for aficionados since it takes expertise to maintain the sails and navigate successfully.

## RAFTING

River rafting is an exciting activity, particularly on rivers with swift currents and rapids. The activity uses inflatable rafts and frequently

requires cooperation amongst parties as they paddle through areas of rapids together. Rafting is available in a variety of extremes to satisfy different thrill-seekers.

## STAND-UP PADDLEBOARDING (SUP)

Stand-up paddleboarding has become more and more popular due to its ease of use and accessibility. It entails steering and propelling with a paddle while standing on a sizable, sturdy board. SUPs are perfect for leisurely, quiet

Generally open-deck vessels driven by a single paddle, canoes are perfect for leisurely paddling and group excursions on calm waters





rivers because they provide paddlers an excellent exercise and a unique way to see the surroundings.

### ROWING

Using bigger rowing shells or single sculls, rowing is a classic and strenuous method to enjoy river boating. It's well-liked for both leisure and competition. On appropriate rivers, rowing is frequently observed in organised regattas and provides a full-body exercise.

### HOUSEBOATING

Houseboating is the combination of luxurious living quarters and boating. These spacious, motorised boats allow for longer stays on the river because they are furnished with sleeping areas, kitchens, and restrooms. For individuals who want to explore rivers at their own speed while enjoying all the conveniences of home, houseboating is the ideal option.

### JET BOATING

In rivers with shallow or swiftly flowing water, where conventional propeller-driven boats could have trouble, jet boating offers an exhilarating, high-speed alternative for river navigation. Jet boats provide an exhilarating experience by using strong water jets for propulsion.

The rivers in our nation provide a wide variety of boating experiences to put your new boat to the best use, from waters calm and picturesque to those more adventurous and demanding.

### RIVER THAMES

Highlights: Passes by famous sites including the London Eye, Tower Bridge, and the Houses of Parliament as it passes through downtown London. It meanders through beautiful towns like Henley, Windsor, and Oxford further upstream. Boating Experience: Perfect for competitive rowing as well as a leisurely cruise. There are many marinas and places to moor.

### RIVER SEVERN

Highlights: The longest river in the UK passes across England and Wales. Important towns on the route include Gloucester, Worcester, and Shrewsbury. Boating Experience: Presents a blend of serene rural and energetic cityscapes. It is well-liked by both bigger and narrowboats.

### NORFOLK BROADS

Highlights: A system of lakes and rivers in Suffolk and Norfolk known for its biodiversity and natural beauty. Boating Experience: Excellent for relaxing boating, offering a variety of rental choices. It is ideal for novices as no prior sailing expertise is needed.

### RIVER AVON (WARWICKSHIRE AVON)

Highlights: Travels through picturesque scenery and ancient places like Stratford-upon-Avon, the birthplace of William Shakespeare. Boating Experience: Provides serene sailing along with many historical sites and quaint towns.

### RIVER WYE

Highlights: Known for its breathtaking natural splendour, it passes through the Area of Outstanding Natural splendour (AONB) known as the Wye Valley. Boating Experience: Great for canoeing and kayaking, with chances to see wildlife and take in the scenery around you.

### RIVER OUSE (GREAT OUSE)

Highlights: Travels via Bedford, St Ives, and Ely in East Anglia before arriving at the Wash. Boating Experience: Narrowboats and cruisers will enjoy this blend of peaceful countryside and ancient towns.

### RIVER MEDWAY

Highlights: Passes past the towns of Maidstone and Rochester as it flows through Kent. Boating Experience: There are several marinas and riverfront bars along the tidal and non-tidal sections, passes through the stunning Dedham Vale, an AONB.



## THE BEST TV SHOWS TO STREAM THIS MONTH

With the release of the newest TV shows this month, July promises to be a bright month for home streaming

### SUNNY

With its sci-fi shows, Apple TV+ has established a niche for itself; Katie Robbins's new "darkly comedic" half-hour drama for A24 appears to suit the bill. Executive producer Rashida Jones plays a Kyoto resident who discovers that her husband's robotic companion may be her sole means of discovering the truth about what transpired when he and her kid vanish in a strange plane accident.

***Sunny premieres 10th July on Apple TV+***

### EXPLODING KITTENS

Matthew Inman, a cartoonist for The Oatmeal, started a Kickstarter campaign in 2015 to create the card game Exploding Kittens for tabletop use. After nine years, it's an animated Netflix series? With Greg Daniels and Mike Judge serving as executive producers? And Tom Ellis, well-known for his role as Lucifer in Lucifer, speaking for God as a cat in a body? Yes, of course!

***Exploding Kittens premieres 12th July on Netflix***

### LADY IN THE LAKE

In this drama for Apple TV+ starring Natalie Portman, a housewife from the 1960s joins the true-crime trend a few decades ahead of schedule. She leaves her husband behind to work as an investigative reporter for The Sun in Baltimore, where she becomes engrossed in the unconnected killings of an 11-year-old Jewish child and a Black barmaid in her 30s, Moses Ingram. (Real occurrences served as the basis for both crimes.) There is no connection to the 1940s Raymond Chandler noir; instead, the programme is based on Laura Lippman's 2019 book.

***Lady in the Lake premieres 19th July on Apple TV+***

# THE BEST MOVIES TO SEE ON THE SILVER SCREEN IN JULY

There are several amazing films that will be released in July that are suitable for all audiences, including animated pictures and sequels to some classics we already know and love.

## MAXXXINE

Adult film star and wannabe actress Maxine Minx eventually has her big break in 1980s Hollywood. However, a trail of blood threatens to expose her dark history as an enigmatic killer hunts down Los Angeles's elite.

*In UK cinemas from 5th July*

## DESPICABLE ME 4

Gru Jr., who is determined to harass his father, is welcomed into the family. However, when criminal mastermind Maxime Le Mal breaks out of jail and swears revenge against Gru, their tranquil existence quickly comes tumbling down.

*In UK cinemas from 12th July*

## TWISTERS

Kate Cooper, scarred by a horrific storm experience, is enticed by her friend Javi to return to the wide plains in order to test a novel tracking device. She quickly meets Tyler Owens, a charming but impulsive social media celebrity who gets his kicks from sharing his storm-chasing exploits. As storm season heats up, Kate, Tyler, and their rival squads are forced to battle it out for survival as several systems collide over central Oklahoma.

*In UK cinemas from 19th July*

## DEADPOOL & WOLVERINE

After leaving his past as a mercenary Deadpool behind, Wade Wilson leads a normal existence before being dragged into a new mission by the Time Variance Authority (TVA), a governmental organisation that keeps an eye on the chronology and exists outside of time and space. Wilson unwillingly teams up with an even more reluctant Wolverine on a mission that would alter the course of the Marvel Cinematic Universe (MCU) in response to an existential danger to his home universe.

*In UK cinemas from 25th July*

# UNIQUE RECIPES FOR THE BARBECUE

Burgers are an absolute classic, but perhaps it's time to start thinking outside the box



## INGREDIENTS

### For the Lamb Patties:

- 1 lb ground lamb
- 1/4 cup finely chopped red onion
- 2 cloves garlic, minced
- 2 tbsp chopped fresh mint
- 2 tbsp chopped fresh parsley
- 1 tsp ground cumin
- 1 tsp ground coriander
- 1/2 tsp ground cinnamon
- 1/2 tsp salt
- 1/4 tsp black pepper

### For the Tzatziki Sauce:

- 1 cup Greek yogurt
- 1/2 cucumber, grated
- 1 clove garlic, minced
- 1 tbsp olive oil
- 1 tbsp chopped fresh dill
- 1 tbsp chopped fresh mint
- 1 tbsp lemon juice
- Salt and pepper to taste

### For Assembling:

- 4 burger buns
- Sliced cucumber
- Sliced red onion
- Sliced tomato
- Lettuce leaves
- Feta cheese crumbles

## INSTRUCTIONS

### Prepare the Tzatziki Sauce:

In a bowl, combine the Greek yogurt, grated cucumber, minced garlic, olive oil, dill, mint, and lemon juice.

Mix well and season with salt and pepper to taste.

Cover and refrigerate for at least 30 minutes to let the flavours meld.

### Make the Lamb Patties:

In a large bowl, combine the ground lamb, chopped red onion, minced garlic, mint, parsley, cumin, coriander, cinnamon, salt, and black pepper.

Mix until all ingredients are evenly distributed, but do not overmix.

Divide the mixture into 4 equal portions and shape each portion into a patty about 3/4 inches thick.

### Grill the Lamb Patties:

Preheat the barbecue grill to medium-high heat.

Lightly oil the grill grates to prevent sticking.

Grill the lamb patties for about 4-5 minutes per side, or until they reach an internal temperature of 160°F (71°C) for medium doneness.

Toast the burger buns on the grill for a minute or two until lightly browned.

### Assemble the Burgers:

Spread a generous amount of tzatziki sauce on the bottom half of each toasted bun.

Place a grilled lamb patty on top of the sauce.

Add slices of cucumber, red onion, tomato, and lettuce leaves.

Sprinkle with feta cheese crumbles.

Top with the other half of the bun.

### Serve:

Serve the Mediterranean lamb burgers immediately, accompanied by extra tzatziki sauce on the side for dipping.



## STRAWBERRIES AND CREAM PARFAIT

This Wimbledon-inspired recipe is perfect for anyone enjoying the tennis this July

### INGREDIENTS:

2 cups fresh strawberries, hulled and sliced  
1/4 cup granulated sugar  
1 tsp lemon juice  
1 cup heavy whipping cream  
2 tbsp powdered sugar  
1 tsp vanilla extract  
Fresh mint leaves for garnish (optional)

### INSTRUCTIONS:

#### Macerate the Strawberries:

In a medium-sized bowl, combine the sliced strawberries, granulated sugar, and lemon juice.

Mix gently until the strawberries are well-coated.

Let the mixture sit for at least 15-20 minutes to allow the strawberries to release their juices and become slightly syrupy.

#### Prepare the Whipped Cream:

In a large, chilled mixing bowl, combine the heavy whipping cream, powdered sugar, and vanilla extract.

Using an electric mixer, beat the cream on medium-high speed until soft peaks form. This should take about 3-4 minutes. Be careful not to overbeat, or the cream will become too stiff.

#### Assemble the Parfaits:

In 4 serving glasses or bowls, start by spooning a layer of the macerated strawberries into the bottom.

Add a layer of whipped cream on top of the strawberries.

Repeat the layers, finishing with a dollop of whipped cream on top.

If desired, garnish each parfait with a fresh mint leaf for a pop of colour and extra freshness.

#### Serve:

Serve the parfaits immediately for the best texture and flavour. Alternatively, you can refrigerate them for up to an hour before serving to keep them cool.

# WIMBLEDON 2024

Wimbledon 2024, which will be held at the All England Lawn Tennis Club from July 1st to July 14th, is looking like it will be an exciting one!

## MEN'S PREVIEW

The current champion, Carlos Alcaraz, is a clear favourite. His thrilling triumph over Novak Djokovic in the 2023 championship match demonstrated his talent on grass, a surface he just keeps getting better and better at.

Another strong candidate is seven-time Wimbledon winner Novak Djokovic. Djokovic is a tough opponent because of his relentless skill and determination on grass courts, even if he lost to Alcaraz last year. He'll probably put on a great show because of his background and thirst for vengeance.

Jannik Sinner, who has made great progress and recently defeated Djokovic in three of their four meetings following Wimbledon, is another important player to keep an eye on. Another danger is Andrey Rublev, who often makes it to the quarterfinals of big competitions.

## WOMEN'S PREVIEW

With Aryna Sabalenka, Coco Gauff, Elena Rybakina, and Ons Jabeur among the top contenders, the women's draw is promising to be just as intriguing. With her power game and consistency working for her, Sabalenka is hoping to win her maiden Wimbledon championship after an impressive showing at the Australian Open earlier in the year.

The youthful prodigy Coco Gauff, who made her debut at Wimbledon in 2019,

is getting stronger than ever and is ready for a longer run this year. Both Ons Jabeur, who made it to the final last year, and Elena Rybakina, the 2022 winner, are also dominant on grass and should prove to be competitive forces to be reckoned with.

Despite doubts about her condition following her early withdrawal from the Australian Open, reigning champion Marketa Vondrousova is still a talent to watch if she can return to her peak.

## BRITISH HOPES

Local talents like Emma Raducanu, who is hoping to overcome her recent setbacks, and seasoned players like Andy Murray, who is determined to participate on his preferred surface, will be closely watched by Brits. Cameron Norrie, the men's British number one, has readily expressed his anticipation for the tournament, emphasizing his commitment to improving his performance and aiming for an impressive run. Norrie, who reached the semi-finals two Wimbledons ago, remains a key player to watch, especially considering his consistent performances in recent Grand Slams and ATP events.

Fans can enjoy the tournament live in Wimbledon itself, or on the BBC and BBC iPlayer where there will be comprehensive coverage of one of the most British sporting competitions of the year.



# LET THE GAMES BEGIN

The Olympics are widely recognised as the greatest show on Earth, and this month they are coming to Paris. Here's all you need to know...

## BONJOUR, PAREE

By hosting the 2024 Games, Paris becomes only the second city to stage three Olympiads – the first was London (1908, 1948, 2012). They were previously hosts in 1900 and 1924 while Los Angeles (1932, 1984) will join the exclusive club in four years.

The opening ceremony for Paris 2024 will be held on July 26th - almost 100 years after the Paris 1924 Games closed on July 27th.

The International Olympic Committee sanctioned four new sports for Paris 24: Surfing, skateboarding, sport climbing and break dancing. A bit random? Not really, hot air ballooning, tug of war and duelling have all featured in the Olympics at some point, while from 1921 to 1948, painters, sculptors, architects and musicians also competed for Olympic gold.

The Paris organisers also break new ground by staging the opening ceremony outside the confines of a stadium. Instead, it will be on the River Seine, with thousands lining the banks.

One water-based sport will not, however, take place in Paris. Or France, for that matter. The surfing will be held on the famous Teahupoo wave on Tahiti, a French territory around 15,000km away.

Mirroring London 2012, several sports will be staged around iconic landmarks. The beach volleyball will be staged on the Champ de Mars under the Eiffel Tower, there's fencing and taekwondo at the Grand Palais and urban sports at the Place de la Concorde, while the marathon starts outside the iconic Hotel de Ville.

## JOHNNY BE GOOD

Tarzan won three golds and a bronze medal at the Paris 1924 games. The American swimmer Johnny Weissmuller, who played the cinematic version of the fictional hero raised in the jungle by apes, won the 100m and 400m freestyle, was part of

the winning 4x200m relay, and earned a bronze in the water polo. Four years later, he went to Amsterdam and retained the 100m freestyle and relay titles.

## THE NUMBERS

More than 4.7 billion people – around 70% of the world's population – are believed to have tuned in at some point during the 2008 Games in Beijing, with more than 3 billion watching the delayed Tokyo Games in 2021. However, taking in digital platforms, there were more than 28 billion views.

Worldwide, more than 900 million people watched Danny Boyle's epic four-hour opening ceremony for the London 2012 Olympics. It commanded record audiences in both the US and Great Britain.

American swimmer Michael Phelps is the most decorated Olympian with 16 medals - eight at both the 2004 and 2008 Games.

TeamGB's cyclists are the most successful British Olympians – Jason Kenny leads the way with eight (six gold, two silver), followed by Chris Hoy (six gold, one silver) and Bradley Wiggins (five gold, one silver, two bronze). All have subsequently received knighthoods.

More than 11,000 athletes competed at the Tokyo Olympics in 2021, a ratio of 52% male, 48% female.

There will be teams from 206 National Olympic Committees in Paris, including a squad of refugees and an independent team.

The longest standing Olympic record is Bob Beamon's stunning 8.90m in the long jump at the 1968 Games in Mexico. It has been beaten – by Mike Powell – but that was at the World Championships in 1991. Usain Bolt currently holds three records – two individually and one with the Jamaican 4x100m relay team.



Hillside, North Pickenham

Offers Over £750,000



Absolutely fantastic, three story detached five bedroom period property situated in the Norfolk village of North Pickenham. This superb property boasts three reception rooms, log burner, garage, gardens, parking and much more. Viewing highly recommended to fully appreciate. Available CHAIN FREE!

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## Downmill Drive, Sporle

£525,000



Superb, spacious detached four bedroom house situated with open countryside views to the rear, on a select development of only four properties with secure gated access. This substantial property offers en-suite, utility, three reception rooms, gardens, double garage and UPVC double glazing. Viewing highly recommended!

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## Chequers Road, Grimston

£535,000



Absolutely stunning, detached modern, although full of character, three bedroom single story property situated in the popular well serviced village of Grimston. This superb property has much to offer and includes vaulted ceilings, log burner, en-suite. Viewing highly recommended to fully appreciate.

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## Bailey Street, Castle Acre

**£535,000**



Recently sympathetically refurbished throughout to a high standard, retaining many features providing a character finish. The property has much to offer with three double bedrooms, kitchen/dining room, utility room, ground floor shower room, bathroom, garden, parking and double glazing. CHAIN FREE!

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## Otter Road, Swaffham

**£425,000**



Immaculate, spacious modern 4 bedroom house built by the much respected Abel homes situated just on the outskirts of Swaffham. This fantastic property has an awful lot to offer and includes, kitchen/dining room with integrated appliances, 2 en-suites, double garage, gardens. Viewing recommended!

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## Dye Road, Watton

**£375,000**



CHAIN FREE! Spacious, detached 4/5 bedroom house situated on a popular development just on the outskirts of Watton. The property has much to offer and includes, kitchen/ breakfast room, utility room, 2 en-suites, garage, gardens, parking, gas central heating and UPVC double glazing.

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## Langmere Road, Watton

**Guide Price £325,000 - £350,000**



A modernised and well presented three bedroom detached bungalow situated in the popular market town of Watton. The property boasts, spacious lounge, modern kitchen with integrated appliances, garden room, parking, UPVC double glazing and gas central heating.

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## Ploughboy Lane, Saham Toney

**Offers in Excess of £350,000**



**CHARACTER PROPERTY!** Extremely well presented semi-detached three bedroom cottage. This period property oozes charm throughout and has much to offer including, study/boot room, garage, delightful gardens, shed/workshop, ample parking, gas central heating and UPVC double glazing.

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

## Chequers Lane, Saham Toney

**Guide Price £325,000 - £350,000**



This stunning three bed semi-detached cottage provides a mix of old with a contemporary feel. In a sought after village location it boasts open plan kitchen/dining room, ground floor shower room with WC, large garden, carport, UPVC double glazing and gas central heating. Viewing highly recommended!

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Hunters Oak, Watton

£350,000



Extremely well presented modern detached four bedroom house situated on a popular development in Watton Norfolk. This superb property has recently been updated and has much to offer including modern kitchen/breakfast room, two receptions, en-suite and bathroom, garage, gardens and ample parking.

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

Swaffham | Watton

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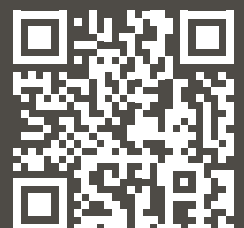
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HOW MUCH  
**IS MY**  
PROPERTY  
WORTH?



# 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 want to spend money, time and energy on a home you are about to leave, however, a lot of people are looking for a house in which they can move straight into. Maintaining your

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

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

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





## SO WHERE SHOULD YOU START?

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

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

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

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

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

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

### GENUINE CLUTTER:

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

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

**ITEMS THAT YOU WANT TO KEEP BUT DON'T WORK FOR THE SALE OF YOUR PROPERTY:** You may want to consider putting some items in storage while you sell your home. Sometimes items are too large or even too small for some spaces and can make the room look odd. If you want to keep these particular items, then store them until you move into your new home.

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

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

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

# Top Tips!



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



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



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



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





## Your step-by-step guide to the conveyancing process

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

### Seller's solicitor's steps

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

### Between exchange and completion

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

### Completion date

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

### Upon completion

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

## Buyer's solicitor's steps

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

## Between exchange and completion

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

## Completion date

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

## Upon completion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# Moving house?

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

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

## Eight weeks - Research

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

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

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

## Four weeks - Notify utility companies

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



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

in, and start ordering any new furnishings for your new property. Start packing away more items, that being, out of season clothes, books, DVDs and even bulky items, like TVs 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 off to your supplier. Taking photos of them will also ensure you have the correct reading if you need them again in the future. Unpack your essentials such as bed linen and clean towels. Don't worry about the rest, it isn't going anywhere! Order a takeaway, have a cup of tea and enjoy your first night with your family.

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

## Checklist

### Eight weeks

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

### Six weeks

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

### Four weeks

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

### Two weeks

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

### 24 hours

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

### Moving in

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

### On arrival

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



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

# Removal company or brave it yourself?

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

## Removal companies

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

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

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

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



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

### Getting quotes

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

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

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

## Top tips for packing

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

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

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

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

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



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