



BEST AUTUMNAL INTERIOR COLOURS

FIND THE PERFECT AUTUMN TONE FOR YOUR HOME

NEW MOVIES

OCTOBER FEATURES HORROR AND HEART-WARMING DRAMAS

OCTOBER FITNESS

EMBRACE AUTUMN ACTIVITIES AND OUTDOOR WORKOUTS

HALLOWEEN RECIPES

GET CREATIVE WITH FUN, SPOOKY HALLOWEEN RECIPES

RUGBY LEAGUE

EXCITING AND INTENSE GRAND FINALS FOR RUGBY

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The UK property market, while dynamic and often challenging, continues to evolve with new developments that offer both opportunities and hope. As of October, the sector is experiencing several positive trends fuelled by economic, social, and regulatory changes. These factors create an environment in which both buyers and investors can seek growth, stability, and long-term value. Below, we look at some of the most significant positives currently shaping the UK property market.

INCREASED HOUSING DEMAND

Despite previous economic fluctuations, demand for housing in the UK remains high, driven by both population growth and societal shifts. The UK population surpassed 70 million in early 2024, increasing the demand for housing. The government's commitment to addressing housing shortages, combined with an increase in the number of first-time buyers benefiting from targeted policies, is a key driver of demand growth. The rental market has also remained resilient, with many people opting to rent rather than buy due to financial constraints or lifestyle preferences. More importantly, the increase in demand is geographically diverse. While London has traditionally been the centre of high demand, cities such as Manchester, Birmingham, and Leeds are experiencing significant growth, aided by regeneration projects, improved transport links, and increased job opportunities. These regional property hotspots continue to attract buyers and renters.

GOVERNMENT INCENTIVES AND SUPPORT FOR BUYERS

The UK government has launched several initiatives to make homeownership more accessible. Although programs such as Help to Buy expired in 2023, other incentives have been implemented to encourage first-time buyers and stimulate the market. The First Homes Scheme continues to provide significant discounts to eligible first-time buyers, making homeownership more accessible, particularly in areas where property prices have historically been out of reach for many.

WELCOME TO THE LATEST EDITION!

Autumn is here, and so is Halloween at the end of the month. It's the month to get out the face paint, costumes, and broomsticks! The days are getting shorter, the trees are losing their leaves and there is a clean and refreshing chill in the air. As such, pages 4&5 venture into the best UK spots to enjoy this wonderful season.

And speaking of refreshing seasons, October promises to be a positive month for the property market, as we explore on pages 2&3.

Pages 6&7 look at some of the best autumnal interior home trends and how best to deal with your garden leaves, while on pages 8&9 we take a look at why October may be the best month of the year to start your new fitness regime.

As usual, pages 10&11 examine some of the hottest TV and cinema coming to our screens this month, whilst pages 12&13 provide the best food to enjoy before, during, or after said entertainment, as we share some spookily fantastic Halloween-themed dishes on which to feast.

Finally, pages 14&15 take a sneak peak at two great upcoming sporting events to cater for men and women alike!

So, take a sip of your Orange Moon Cocktail, snuggle up on the sofa with your favourite throw, and enjoy this month's magazine!

Daniel Evans
Editor

5 POSITIVES FOR THE UK PROPERTY MARKET IN OCTOBER

Furthermore, the government's commitment to building 300,000 homes per year remains unchanged, contributing to increased supply and long-term price stability. Tax breaks and stamp duty relief for properties in specific price ranges are also important in keeping the market buoyant and encouraging activity, especially in the middle to lower end of the housing market.

RESILIENT HOUSE PRICES

Despite concerns about rising interest rates and inflationary pressures, UK house prices have remained resilient in 2024. While growth has slowed compared to the surges seen in the aftermath of the pandemic, property values have stabilised rather than fallen significantly. According to market data, the national average house price has increased by about 3% year to date, indicating a healthy balance of demand and supply in many regions. Regional markets, in particular, continue to demonstrate promise. Cities such as Manchester, Liverpool, and Newcastle have experienced above-average price growth, owing to increased inward investment, regeneration, and job creation. Meanwhile, the popularity of coastal and rural areas, fuelled by the pandemic-era "race for space," remains high, particularly in the South West, Scotland and Wales.

REGENERATION PROJECTS AND INFRASTRUCTURE IMPROVEMENTS

Infrastructure investments and urban regeneration projects remain a major driver of property market activity in the UK. The government's commitment to "levelling up" regional economies is increasing property demand in areas that were previously underdeveloped or ignored. Large-scale projects such as HS2, which aim to improve connectivity between London and cities in the Midlands and North, are boosting property investment in these areas. Cities like Birmingham, Manchester, and Leeds are benefiting from improved connectivity, making them more appealing to both buyers and businesses. Similarly,

improvements in regional road networks, digital infrastructure, and public transport are making it more appealing to live outside of the capital.

The increase in urban regeneration projects has also resulted in the revitalisation of previously declining areas. Former industrial zones are being transformed into thriving residential and commercial areas. Examples include the regeneration of Manchester's Northern Quarter and Birmingham's Eastside, which has resulted in an influx of new developments and increased property values. These regeneration projects offer long-term investment opportunities, especially for those looking to get into the market before prices rise further.

BUY-TO-LET OPPORTUNITIES AND RENTAL MARKET GROWTH

The UK rental market continues to provide strong returns, especially in areas with large student populations or thriving local economies. Despite regulatory changes such as landlord tax reform and stricter energy efficiency standards, buy-to-let remains a popular investment strategy.

High demand for rental properties, particularly in urban areas, is increasing rental yields. This trend is expected to continue in the short to medium term, especially as homeownership remains out of reach for many due to financial constraints. Cities such as Bristol, Nottingham, and Edinburgh have some of the highest rental yields in the country, making them appealing to property investors seeking consistent, long-term returns.

Furthermore, the rise of build-to-rent (BTR) developments is addressing the growing demand for high-quality rental housing. These purpose-built properties are tailored to the lifestyle preferences of young professionals and families who value flexibility and amenities. The BTR sector's continued expansion indicates that the rental market will grow steadily.



MOST BEAUTIFUL UK SPOTS TO VISIT DURING AUTUMN

This season provides a beautiful backdrop for adventure, and the United Kingdom has a plethora of destinations where autumn's splendour is on full show. Whether you prefer tranquil woodlands, historic estates, or picturesque countryside, here are some of the most gorgeous spots to visit in October.

THE LAKE DISTRICT, CUMBRIA

The Lake District is famous with natural beauty, and in the autumn, it transforms into a breathtaking kaleidoscope of colours. The reflection of autumnal trees in the peaceful waters of Lakes Windermere and Derwentwater produces an almost unreal image. The region's mountains and valleys are covered in russet tones, providing spectacular vistas from every perspective. Walks through historic woodlands, such as Grizedale Forest, are especially rewarding, with the crunch of leaves underfoot and the crisp air enhancing the sensory experience.

NEW FOREST, HAMPSHIRE

The New Forest is a refuge for individuals who enjoy woods and wildlife. In the autumn, the ancient forests become golden, and the forest floor is strewn with fallen leaves and mushrooms. The image of wild ponies grazing against a backdrop of fiery leaves is distinctly autumn. The New Forest is also home to a diverse range of species, including deer, who are particularly visible during this season. Bolderwood Deer Sanctuary provides a fantastic chance to witness these beautiful creatures.

SCOTTISH HIGHLANDS

Few places can match the spectacular splendour of the Scottish Highlands in autumn. The rough landscapes, featuring heather-covered moors and rocky mountains, take on warm, earthy tones. Glencoe and the Cairngorms are particularly spectacular, with the heather turning a rich purple and the trees bursting with colour. Lochs reflect the surrounding vegetation, providing great photographic opportunity. The gentle and golden light of autumn emphasises the Highlands' ethereal aspect, making for a wonderful experience.

WESTONBIRT ARBORETUM, GLOUCESTERSHIRE

Westonbirt Arboretum, one of the greatest arboretums in the UK, is a must-see in the autumn. The arboretum, which houses over 15,000 trees from all over the world, transforms into a riot of colour as the leaves change. The Acer Glade, in particular, is known for its beautiful display of Japanese maples that turn a vibrant scarlet. The Maple Loop is another highlight, with its canopy of oranges, yellows, and reds. With several routes to explore, Westonbirt is ideal for a leisurely stroll surrounded by the beauty of autumn.

WYE VALLEY, HEREFORDSHIRE/ MONMOUTHSHIRE

The Wye Valley, which spans the boundary between England and Wales, is an Area of Outstanding Natural Beauty that shines especially brightly in the autumn. The River Wye flows through a landscape of steep-sided valleys and lush trees, all ablaze with autumn colours. The view from Symonds Yat Rock is particularly stunning, with panoramic views of the valley and meandering river below. The area's rich history adds to its appeal, with ancient castles and ruins dotting the landscape.

PEAK DISTRICT, DERBYSHIRE

The Peak District has a wide variety of landscapes, from rolling hills to spectacular cliffs, all of which are stunningly changed in autumn. Padley Gorge's forests are particularly striking, with moss-covered boulders and ancient trees drenched in golden light. The moorlands, with their bracken turning a beautiful copper colour, offer sweeping autumnal panoramas. Walking pathways like the Monsal Trail allow you to explore this gorgeous area on foot, with plenty of opportunities to photograph the season's magnificence.

STOURHEAD, WILTSHIRE

Stourhead is one of the most well-known manicured gardens in the UK, and it is particularly beautiful in the autumn. The garden's antique temples, bridges, and grottoes are surrounded by a kaleidoscope of

Autumn is one of the most gorgeous seasons in the UK, with landscapes turned into a tapestry of warm colours—deep reds, bright oranges, and golden yellows



autumn colours. The reflections in the lake of the surrounding trees, which include a diverse range of beech, oak, and chestnut, create a picturesque landscape. Stourhead is an excellent place for a leisurely walk, with winding paths taking you through some of the most magnificent autumnal landscape in the country.

THE COTSWOLDS

The Cotswolds, with its rolling hills and honey-coloured stone cottages, is one of the UK's most scenic areas. The changing leaves in autumn enrich the environment, giving it a special warmth. Broadway, Chipping Campden, and Bibury are especially charming at this time of year, with their ivy-clad homes and tree-lined alleys. The Cotswolds is also home to several historic estates and gardens, including Hidcote and Batsford Arboretum, which are ablaze with colour in the autumn.



KEW GARDENS, LONDON

Kew Gardens, a London hidden treasure, is a UNESCO World Heritage site with a spectacular display of autumn colour. The Treetop Walkway offers a unique perspective by allowing you to wander among the canopy of trees, where the hues are most vivid. Kew's extensive collection of trees from throughout the world allows visitors to experience a diverse range of autumn foliage, from the blazing reds of Japanese maples to the golden yellows of ginkgo trees. Kew also hosts a number of seasonal events, making it an exciting location for autumn visitors.





BEST AUTUMNAL INTERIOR COLOUR TONE TRENDS



UK interior design trends for autumn embrace a palette that combines warmth, nature, and subtle luxury.

As the days shorten and the weather cools, these colour tones are ideal for creating a cosy, inviting atmosphere.

EARTHY NEUTRALS

Earthy neutrals are leading the way, creating a versatile backdrop that is both calming and grounding. Warm taupe, soft clay, and creamy beige create a natural, organic feel in interiors. These colours look great in living rooms and bedrooms, creating a relaxing and comfortable atmosphere. They work well with natural materials like wood and stone, which strengthens the connection to the outdoors.

RICH TERRACOTTA

Terracotta is making a strong comeback, albeit with a modern twist. This rich, burnt orange colour adds warmth and depth to any room, making it ideal for feature walls, kitchens, or as an accent in cushions and throws. It evokes a Mediterranean atmosphere, bringing warmth and sunshine into the home even as the temperature drops. Terracotta pairs well with both neutral tones and darker, moodier colours.

DEEP FOREST GREENS

Deep greens, inspired by nature's lush landscapes, are ideal for autumn. These colours, such as forest green and olive, are especially effective at establishing a

luxurious, sophisticated atmosphere. They are perfect for living rooms, dining rooms, and studies, where they can be applied to walls, upholstery, or even cabinetry. Deep greens can be paired with brass accents or rich wood finishes to further elevate the space.

MUSTARD AND HONEY YELLOWS

Mustard and honey yellows are warm tones that add vibrancy without becoming overwhelming. These colours work well as accent colours, adding a burst of brightness to a predominantly neutral room. Consider cushions, rugs, or even a feature wall. They create a sunny, cheerful atmosphere in spaces, which is especially welcome during the darker months of autumn.

DUSKY PINK AND SOFT BLUSH

Dusky pinks and soft blush tones remain popular, providing a gentle, romantic feel. These colours are versatile enough to be used in any room, adding warmth without overpowering the space. They look great with greys, soft whites, and even the deep greens that are popular this season.

HOW BEST TO DEAL WITH FALLEN AUTUMN LEAVES

Fallen autumn leaves can create a picturesque scene, but they can also pose challenges for maintaining your garden or outdoor spaces

By incorporating these techniques, you can effectively manage fallen autumn leaves, keeping your garden looking attractive and healthy throughout the season.

RAKING

Raking is a traditional method. Use a garden rake to collect leaves into manageable piles. This is especially useful for small gardens. Rake regularly to keep leaves from becoming matted and difficult to manage. To speed up the process in larger areas, consider using a leaf blower or Hoover.

MULCHING

Mulched leaves can be a valuable resource. To shred the leaves, use a lawnmower with a mulching blade or a dedicated leaf mulcher. Mulched leaves can then be spread on garden beds. They act as a natural mulch, retaining soil moisture, suppressing weeds, and adding nutrients as they decompose.

COMPOSTING

Leaves make an excellent addition to a compost pile. To balance nitrogen content, combine them with green materials such as vegetable scraps and grass clippings. To speed up decomposition, shred the leaves before adding them to the compost bin. Turning the compost on a regular basis helps to aerate it and accelerates the process.

LEAF BAGS

For a neat and efficient approach, collect leaves in biodegradable or paper leaf bags. This is especially useful if you have a large amount. Many municipalities provide leaf collection services or garden waste pick-up programs. Check your community's waste management guidelines to see if this option is available.

LEAF BLOWERS

A leaf blower can be useful on large properties or in commercial areas. Battery-powered or gasoline-powered models can quickly remove leaves from lawns, driveways, and paths. Some models include vacuums and shredders, allowing you to collect and mulch leaves simultaneously.

LEAF SCULPTURES

Make the task more enjoyable by working with children to create leaf sculptures or art projects. For a creative and educational experience, pile leaves in the shape of animals or fairy houses.

PREVENTIVE MEASURES

Plant trees with less messy foliage to reduce the amount of fallen leaves. Additionally, installing leaf guards on gutters can keep leaves from causing blockages.

START YOUR NEW FITNESS ROUTINE

October is one of the best months of the year to start a new fitness plan



As autumn arrives, the specific circumstances of this month make it an ideal time to start and maintain a health and exercise regimen. From the pleasant weather to the psychological benefits of starting fresh, October is an excellent time to commit to your fitness objectives.

MILD WEATHER: A NATURAL INVITATION TO EXERCISE

One of the most compelling reasons to begin a fitness program in October is the weather. The oppressive heat of summer has passed, but the freezing cold of winter is still a few months away. October typically has mild temperatures that are ideal for outdoor activities. Whether you are

running, cycling, or walking, the pleasant weather reduces the physical strain associated with extreme temperatures, making exercise more enjoyable. The crisp air of autumn can also be energising, providing a refreshing backdrop for your workout.

PSYCHOLOGICAL READINESS: A FRESH START

October is a transitional month that can be psychologically beneficial for developing new habits. The start of autumn often feels like a new beginning, perhaps because it coincides with the start of a new school year or the change of seasons. This sense of renewal can be used to jumpstart a fitness program. Capitalising on this momentum increases your chances of maintaining your enthusiasm

and commitment to your fitness goals. Furthermore, beginning a fitness plan in October allows you enough time to establish a routine before the holiday season. By the time Christmas and New Year's arrive, you will have a solid fitness routine in place to help you cope with the effects of holiday excess. This proactive approach can also alleviate the common anxiety associated with weight gain during the holiday season, as you will be better prepared to manage your health.

AVOIDING THE NEW YEAR'S RUSH

January is traditionally the month when many people decide to start a new fitness routine, but this often results in overcrowded gyms and a sense of pressure to meet societal expectations. Starting in October allows you to avoid the rush and the resulting stress. Gyms and fitness classes are generally less crowded in October, creating a more relaxed and supportive environment for beginners. This is especially helpful if you are new to exercise or feel self-conscious about working out in a crowded gym.

PREPARING FOR THE FESTIVE SEASON

October is the ideal time to begin a fitness routine that will last you through the holiday season. The holidays are often associated with an abundance of food, drinks, and social gatherings, which can result in weight gain and a lapse in fitness routines. Starting a fitness plan in October helps you build stamina and discipline ahead of time, making it easier to navigate the holiday season without completely derailing your progress.

OPPORTUNITIES FOR SEASONAL ACTIVITIES

October also provides unique opportunities to incorporate seasonal activities into your exercise routine. With Halloween approaching, you can participate in themed fitness challenges or events, such as charity runs, that are both enjoyable and healthy. Other seasonal activities that keep you active without feeling like traditional exercise include pumpkin picking, corn mazes and leaf raking. These activities not only

help you burn calories, but they also allow you to connect with the season in an authentic way.

The start of autumn often feels like a new beginning, perhaps because it coincides with the start of a new school year

BUILDING MOMENTUM FOR THE END OF THE YEAR

Starting a fitness plan in October prepares you to finish the year on a high note. As the year comes to a close, it is easy to lose focus and motivation, but by establishing a routine now, you can build momentum that will carry you into the New Year. This momentum can be a powerful force, allowing you to meet your fitness goals and set new ones for the coming year.



THE GREATEST TV SHOWS TO ENJOY THIS MONTH

October promises to be another thrilling month for home streaming, as the most recent TV series are released

HEARTSTOPPER SEASON 3

Perhaps Heartstopper is a little too sweet for you. Or perhaps you believe that the world is bleak enough, and it is encouraging to see some little angels experience queer love for the first time. If you are in the second camp, do not worry, because Heartstopper season 3 will premiere in October. Last season's finale saw Charlie (Joe Locke) and Nick (Kit Connor) solidify their feelings for each other in a heartfelt conversation in which Nick almost told Charlie he loves him. According to series creator Alice Oseman, this new season will veer away slightly from its saccharine tone.

Heartstopper Season 3 premieres 3rd October on Netflix

TOMB RAIDER: THE LEGEND OF LARA CROFT

Hayley Atwell voices titular tomb raider Lara Croft in this animated series, which serves as a bridge between the events of the 2018 video game Shadow of the Tomb Raider and more recent iterations of the franchise. Lara Croft has abandoned her friends to embark on increasingly perilous solo missions. However, she must return home after a dangerous and powerful Chinese artefact is stolen from Croft Manor by a thief with an uncanny personal connection.

Tomb Raider: The Legend of Lara Croft premieres 10th October on Netflix

BEFORE

A ten-episode series starring the legendary Billy Crystal, who serves as both executive producer and actor. Crystal plays a child psychologist who discovers that one of his juvenile clients has a mysterious connection to his past. Does this sound similar to The Sixth Sense? It sounds a lot like The Sixth Sense. Hey, not a bad thing. Everyone loves The Sixth Sense.

Before premieres 25th October on Apple TV+

THE TOP FILMS TO SEE ON THE BIG SCREEN THIS MONTH

Several incredible films will be released in October that are ideal for all audiences, including action pictures, dramas, and horrors

JOKER: FOLIE À DEUX (drama, musical)

Arthur Fleck, a failed comedian, meets his true love, Harley Quinn, while incarcerated in Arkham State Hospital. Following his release, the two of them embark on a disastrous romantic misadventure.

In UK cinemas from 4th October

TRANSFORMERS ONE (animation, action)

The untold origin story of Optimus Prime and Megatron, now sworn enemies, but once friends who bonded like brothers and changed Cybertron's fate forever.

In UK cinemas from 11th October

SMILE 2 (horror)

As she prepares to embark on a world tour, global pop sensation Skye Riley begins to experience increasingly terrifying and inexplicable events. Skye is forced to confront her past after being overwhelmed by the escalating horrors and pressures of fame.

In UK cinemas from 18th October

VENOM: THE LAST DANCE (sci-fi, adventure)

Eddie and Venom are on the run. Hunted by both worlds and with the net closing in, the duo must make a devastating decision that will mark the end of Venom and Eddie's final dance.

In UK cinemas from 25th October





HALLOWEEN-THEMED DISHES

Get the costumes and broomsticks out because Halloween is just around the corner



SPOOKY PUMPKIN SOUP WITH GHOST CROUTONS

INGREDIENTS

- 1 small pumpkin (approximately 1.2kg)
- 1 large onion, finely chopped
- 2 garlic cloves, minced
- 700ml vegetable stock
- 200ml double cream
- 2 tablespoons olive oil
- 1 teaspoon ground cumin
- 1 teaspoon ground nutmeg
- Salt and pepper, to taste
- 4 slices of bread
- Butter, for spreading

METHOD

Prepare the Pumpkin: Start by cutting the pumpkin in half and scooping out the seeds. Remove the skin and chop the flesh into small cubes.

Cook the Vegetables: Heat the olive oil in a large saucepan over medium heat. Add the chopped onion and garlic, cooking until soft and translucent, about 5 minutes. Add the pumpkin cubes and sauté for another 5 minutes.

Add Spices and Stock: Sprinkle in the ground cumin and nutmeg, stirring well to coat the pumpkin pieces. Pour in the vegetable stock and bring the mixture to a boil. Reduce the heat, cover the pan, and let it simmer for about 20 minutes, or until the pumpkin is tender.

Blend the Soup: Remove the pan from the heat and allow it to cool slightly. Use a hand blender to purée the soup until smooth. If the soup is too thick, add a little water or more stock to achieve your desired consistency. **Stir in Cream:** Return the soup to the heat and stir in the double cream. Season with salt and pepper to taste, then warm the soup gently, ensuring it doesn't boil.

Make Ghost Croutons: While the soup is warming, preheat your oven to 180°C (160°C fan). Using a ghost-shaped cookie cutter, cut out ghost shapes from the slices of bread. Spread a thin layer of butter on each side and place them on a baking tray. Toast in the oven for about 10 minutes, or until golden and crispy. **Serve:** Ladle the warm pumpkin soup into bowls and float a couple of ghost croutons on top of each serving. Enjoy your spooky, comforting soup!





MUMMY SAUSAGE ROLLS

INGREDIENTS

400g sausage meat or sausages (remove casings if using sausages)
 320g ready-rolled puff pastry
 1 egg, beaten
 1 tablespoon Dijon mustard (optional)
 12 small edible eyes (available from baking shops or online)
 Ketchup, for dipping

METHOD

Preheat your oven to 200°C (180°C fan) and line a baking tray with parchment paper. Roll out the puff pastry sheet on a lightly floured surface. Cut it into thin strips, about 1cm wide.

Take a small portion of sausage meat and roll it into a log shape, about the size of a finger. If you prefer, spread a little Dijon mustard on the sausage meat for extra flavour. Wrap the puff pastry strips around the sausage meat, leaving small gaps so the meat peeks through, mimicking a mummy's bandages. Pinch the ends to seal them.

Place the wrapped sausages on the prepared baking tray. Brush the pastry with beaten egg to give it a golden, shiny finish.

Bake the mummy sausage rolls in the preheated oven for 15-20 minutes, or until the pastry is puffed and golden brown, and the sausage meat is cooked through.

Add Eyes: Once the sausage rolls have cooled slightly, place two small edible eyes on each mummy, using a tiny dab of ketchup to stick them on.

Serve your mummy sausage rolls with a side of ketchup for dipping. These are perfect for a Halloween party, or as a fun snack for the kids!



SPIDER WEB BROWNIES

INGREDIENTS

200g unsalted butter
 200g dark chocolate, broken into pieces
 250g caster sugar
 4 large eggs
 100g plain flour
 50g cocoa powder
 1 tsp vanilla extract
 100g white chocolate, for the web
 Black liquorice strings, for spider legs
 Mini chocolate buttons, for spider bodies

METHOD

Preheat your oven to 180°C (160°C fan) and line a 20cm square baking tin with parchment paper.

Melt the butter and dark chocolate together in a heatproof bowl over simmering water. Stir until smooth, then remove from heat.

In a separate bowl, whisk together the sugar and eggs until pale and fluffy. Slowly add the chocolate mixture and vanilla extract, whisking continuously.

Sift in the flour and cocoa powder, and fold gently until combined.

Pour the batter into the prepared tin and smooth the top. Bake for 25-30 minutes or until just set. Allow to cool.

Melt the white chocolate and drizzle it over the cooled brownies in a spider web pattern.

Cut the liquorice into small pieces for spider legs and place them on the brownies with chocolate buttons as bodies.



RUGBY LEAGUE GRAND FINAL 2024 PREVIEW

The 2024 Rugby League Grand Final promises to be an exciting conclusion of the Super League season, taking place on October 12th at Old Trafford

This match, the culmination of an intense season of competition, will determine the league's ultimate champion.

This year's Grand Final could feature a number of potential contenders, with traditional powerhouses like the Wigan Warriors and St Helens leading the way. Wigan, the defending champions, have demonstrated resilience and depth throughout the season and are expected to retain their title. Their combination of experienced players and emerging talent has resulted in formidable opponents.

However, St Helens are never far behind and will be eager to reclaim their dominance after being a

consistent force in recent years. Another team to keep an eye on is Catalans Dragons, who finished second last season. Their physical style and strong performances at home and away have cemented their status as genuine threats. With the experience of competing in a Grand Final still fresh, they will be eager to take the next step in 2024. Meanwhile, Warrington Wolves, under new manager Sam Burgess, have been a dark horse, displaying a rejuvenated squad and tactical ingenuity that could see them upset the established teams.

The Grand Final is more than just a game; it is a rugby league festival that attracts fans from all over the country. The atmosphere at Old

Trafford is expected to be electric, with thousands of passionate fans cheering on their teams. The significance of this match extends beyond the trophy; it is about pride, history, and the culmination of a season's hard work.

The match will be broadcast live on Sky Sports, continuing the tradition of extensive coverage for the sport's most important day. This year's final promises to be a memorable one, with the possibility of a dramatic and fiercely contested battle on the pitch.

Whether it is a rematch of last year's game or a new rivalry emerging, the 2024 Grand Final will be a must-see for any Rugby League fan.

2024 ICC WOMEN'S T20 WORLD CUP PREVIEW

The ICC Women's T20 World Cup 2024 is expected to be an exciting event, with a few notable changes and significant challenges for participating teams

Originally scheduled to take place in Bangladesh, the tournament has been moved to the United Arab Emirates (UAE) due to political unrest there. The matches will take place between October 3rd and October 20th in Dubai and Sharjah, both of which have a history of hosting high-profile cricket events.

Australia enters the tournament as the dominant force, having won six of the previous seven Women's T20 World Cups, including the most recent three. Their consistent performance positions them as the team to beat. England, which won the inaugural edition in 2009, is looking strong, particularly after a successful summer campaign. Their combination of experienced players and emerging talents gives them a significant advantage.

Other teams to watch include India, which has steadily improved over the years, and the West Indies, who will be eager to reclaim the title they last won in 2016. The West Indies are banking on key standout players

to surprise the more popular teams. South Africa and New Zealand are also expected to be competitive, as both teams have a mix of explosive batters and skilled bowlers.

This tournament also marks the beginning of the ICC's larger push to expand the women's game, with plans in place to increase the number of teams in future editions. The 2024 tournament will feature a competitive group stage, with each match holding significant weight as teams compete for semi-final spots.

Overall, the ICC Women's T20 World Cup 2024 promises to deliver high-quality cricket with fierce competition as the world's best players showcase their abilities on the global stage. The change in venue, while unexpected, adds an extra layer of intrigue as teams adjust to the conditions in the UAE.



Wellington House, Back Lane, Castle Acre

£600,000



Extremely well presented detached four bedroom house situated in the sought after historic Norfolk village of Castle Acre. This superb property boasts lounge with multi-fuel burning stove and study area, modern conservatory with glass roof and en-suite shower room. Viewing highly recommended

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CALL US TODAY FOR A FREE NO OBLIGATION VALUATION

Mill Farm Nurseries, Swaffham

£325,000



Very well presented, detached three bedroom bungalow, fully refurbished throughout, situated in a sought after area in Swaffham. This superb property offers parking for several vehicles, en-suite shower room, log burning stove, UPVC double glazing, garage, gardens and gas central heating.

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Wolferton Drive, Swaffham

£450,000



CHAIN FREE! Spacious, detached four bedroom house with double garage, situated on a popular development in Swaffham. This well presented, substantial property has much to offer, including two reception rooms, utility room, good size gardens, parking, gas central heating and UPVC double glazing.

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Newfields, Sporle

Guide Price £270,000 - £280,000



Well presented, spacious, two bedroom detached bungalow situated in a cul-de-sac location in the popular village of Sporle. The property offers open plan living, garage, parking, carport, garden studio, shower room, oil fired central heating and UPVC double glazing.

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Lancaster Road, Swaffham

£340,000



Brand new, energy efficient, maintenance free four bedroom house situated in the market town of Swaffham. This spacious property offers, kitchen/family room, utility, WC to ground floor, two reception rooms, en-suite, ultrafast broadband, £12,000 of upgrades including kitchen, flooring and more!

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Walnut Grove, Watton

£290,000



A superbly presented two bedroom detached bungalow, boasting modern living accommodation that has been recently renovated with a fitted kitchen, family shower room and conservatory. Outside boasts a large gravelled driveway, garage and delightful rear gardens enjoying a summerhouse!

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The Green, Shipdham

Guide Price £220,000-£240,000



Spacious, two/three bedroom end terrace character cottage situated in the heart of the popular, well serviced village of Shipdham. This fantastic property offers two reception rooms, kitchen/dining room, gardens, parking, gas central heating and UPVC double glazing.

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Two Oaks Close, Beetley

Guide Price £300,000



Guide Price £300,000 to £325,000 CHAIN FREE! Spacious, detached three bedroom bungalow situated on a desirable development in the popular village of Beetley. This superb property has much to offer including a garage with utility area, garden room, en suite shower room, gardens and much more!

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The Old Cart House, Dereham Road, Ovington

OIRO £600,000



WOW! Simply oozing charm and character, this fully refurbished and updated cart house is presented in the highest possible order. This truly unique property has retained many of the original features and yet still offers comfortable modern living throughout with glorious countryside views.

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Westholme, Hale Road, Ashill

£525,000



Extremely well presented, spacious detached four bedroom house situated in the popular Norfolk village of Ashill. This superb substantial property has much to offer and includes dining/garden room, kitchen/breakfast room, en-suite shower room, double garage converted to office space and much more!

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MEET OUR TEAM...



Gary Long
Director

01760 721389
gary@longsons.co.uk



Kevin Wilson
Director

01760 721389
kevin@longsons.co.uk



Kyle Clarke
Manager

01760 721389
kyle@longsons.co.uk



Imogen Walker
Senior Negotiator

01760 721389
imogen@longsons.co.uk



Chloe Hardy
Junior Negotiator

01760 721389
chloe@longsons.co.uk



Larry Faircloth
Senior Lettings Advisor

01760 721389
larry@longsons.co.uk

Swaffham - 01760 721389

Watton - 01953 883474

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Kerrie Blowers
Administrator

01760 721389
kerrie@longsons.co.uk



Sharon Pascoe
Lettings Administrator

01760 721389
sharon@longsons.co.uk



Amber Wilson
Digital Marketing

01760 721389
amber@longsons.co.uk



Luisa McGowan
Office Administration

01953 883474
luisa@longsons.co.uk



Andrew Wilton
Valuer

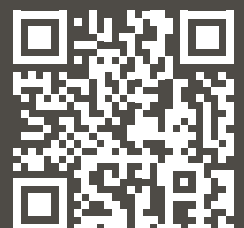
01953 883474
01760 721389
andrew@longsons.co.uk



Ryan Herring
Sales Negotiator

01953 883474
ryan@longsons.co.uk

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

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, 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?

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



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 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!



FINDING YOUR NEW HOME
DOESN'T HAVE TO BE SCARY



Swaffham 01760 721389 - Watton 01953 883474

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Book a **FREE** property valuation with us today