



DREAM HOME

Live by the sea in this landmark building

**Undercliff House
Abbotts; £325,000
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AUCTION LOT

A listed period property up for auction

**24, St Stephen's Road
Auction House sale
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Eastern Daily Press

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PROPERTY OF THE WEEK

Indulge in the art of doing nothing in this farmhouse

There's a saying; "Sit quietly, doing nothing, spring and summer come and the grass grows by itself." This superb period farmhouse with a stunning barn offers the perfect place of peace to do just that; nothing. Well, that's if your partner can go out to work! **CAROLINE CULOT**, EDP property correspondent, indulged in some tranquility when she visited Manor Farm, Wramplingham, for sale for **£1.25 million** with **Jackson-Stops & Staff**. See pages **2** and **3** for the full story.

ASSOCIATION NEWS



The price may not be right!

**Tim Wicks
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BRIEF-CASE

When the noise is too much

**Philippa Rudd
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JACKSON-STOPS & STAFF

Just what is selling?

**Nigel Steele
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UNDER THE HAMMER

It's fun being in auctions

**Peter Hornor
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PROPERTY OF THE WEEK

BRIEF-CASE

alive with birdsong

What if the sounds of summer are not the birds?!
PHILIPPA RUDD discusses



■ **I live in a remote village in the heart of the countryside. For the last three years, our peace has been shattered in July by a music festival which seems to grow in size and volume every year. Can you tell me please how I can try to object to this?**

To hold a festival, the land owner and organisers will need permission from your local council. Certain conditions will be attached to the permission. As a resident affected by this event, you are entitled to speak to the council to put your views across and to find out what conditions will be imposed on the organisers.

■ **Can we locals get together to try to stop the festival all together?**

You should set out your concerns in the hope that these will be addressed in a public meeting. The council may suggest that you get together and ask your parish council to represent you. The council will be trying to ensure that the festival has a minimal impact on nearby residents. The council will be looking into road congestion and safety, fire risks, crime prevention, monitoring of noise and environmental health.

■ **If the noise is very bad this year, can we complain to the council or take action against the organisers?**

If you complain to the Environmental Health Officer at the council, they must take all reasonable steps to investigate your complaint. A statutory nuisance is defined in the Environmental Protection Act 1990 as "noise emitted from premises so as to be prejudicial to health or a nuisance". If the Environmental Health Officer agrees with you, a magistrate may make an order preventing further events. If the organiser has complied with all the conditions in the licence, it is however unlikely that you would be successful.

■ **If we sell our house in the future, will we have to disclose the problems to a prospective purchaser?**

You have to disclose any disputes or the receiving or sending of official notices. As the festival is only once a year for a brief period it would probably not deter a purchaser in any event.

■ **Philippa Rudd is a principal at Cozens-Hardy solicitors on 01603 625231, www.cozens-hardy.com If you have a question for Philippa, please email caroline.culot@archant.co.uk These questions and answers are not intended as a complete statement of the law. Specific legal advice should always be taken.**



visited, it seemed so idyllic. The windows were open on the latches with the sun streaming in and there was no traffic noise because this property is surrounded by countryside. Yet, incredibly it's less than 10 miles to the city.

Outside, there are various outbuildings including a former wash house and a super little cottage which overlooks its own pleasant

courtyard. Cherry Tree cottage is utterly charming with old animal troughs used to make shelves and to support a basin and it has those really deep white painted window sills from where you could sit idly and enjoy the view.

The cottage has a kitchen/breakfast room, a sitting room, two bedrooms and a bathroom and could be let or used as a holiday property.

However, the biggest surprise comes in the form of a very large brick barn which is just splendid. It was built with love and care, bearing some really intricate brickwork and could be perfect for storage or conversion.

However, what was so evident with this entire property was just how restful it was. One of my friends this week was suffering from a summer

cold and I would love to have taken her here, letting her relax in the garden, lying back on a sunbed with me as company!

Instead, I think she struggled on into her office for work!
■ **Jackson-Stops & Staff is on 01603 612333.**