



DREAM HOME

A period home with interiors to truly delight

**Lavengro Cottage
Abbotts, £259,950
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PROPERTY EXTRA

Meet the man behind Bidwells' marketing

**Richard Woolliams
Property extra
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Eastern Daily Press
homes24.co.uk
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PROPERTY OF THE WEEK

You really can live with your in-laws at fabulous farmhouse

If you are looking for accommodation for a relative, "granny" is going to love the detached barn conversion which comes with this listed period farmhouse! Both properties are gorgeous so how will you work out who lives where? **CAROLINE CULOT**, EDP property correspondent, took a visit to Leggates Farmhouse, Church Road, Thompson, for sale for **£935,000** (including the barn) with **Bidwells**. See the full story on pages **2** and **3** or visit www.homes24.co.uk/edp

BRIEF-CASE



The law on garden burials

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WILLIAM H BROWN

My view of the market

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UNDER THE HAMMER



Our auction success

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NDAEA NEWS

Agents go on training...



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for the whole family

PROPERTY OF THE WEEK

BRIEF-CASE

This week our legal columnist **PHILIPPA RUDD** looks at garden burials...



■ My husband and I are elderly and for some time now we have been thinking about our wills and, in particular, our burial wishes. We would very much like to be buried at the end of our garden. When we mentioned this to our solicitor he said that we might need planning permission; can you tell me what the law says about this please?

There are various regulations which you must observe. I assume that you own rather than rent your property. You must check that there are no restrictive covenants in the title deeds that prohibit burial; your solicitor can do this check for you. Further, you must be able to satisfy the Environment Agency that the burial will not take place within certain distances of specific types of water.

■ What about the practical arrangements?

There must be a minimum depth between the settled level of the soil and the top of the coffin or shroud. The person responsible for the burial must obtain a Certificate of Authority for burial from the Registrar of Births & Deaths. Within 96 hours of the burial, the slip attached to the bottom of the Certificate for Burial or Cremation must be completed with the date and place of the burial – and returned to the Registrar of Births & Deaths; as owner of the land on which the burial has taken place you must prepare and keep a burial register in a safe place.

■ What about planning permission? Do we need to plan ahead and apply for this now?

If you are thinking about just yourself and your husband then planning permission should not be required, but do check with the council. The presence of a small number of burials would not constitute a 'material change of use,' therefore no consent would normally be required.

■ What if my husband dies first and then I move house?

You could ask your solicitor about reserving a right of access for visits to your husband's grave, but obviously the buyer of your house might not agree – and they might not be too happy in any event with a grave at the bottom of their garden!

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 ■ **If you have a question or dilemma over the legalities of buying or selling a property which you would like to appear in this supplement, please contact Philippa by e-mailing 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.**



you've got extra little features, such as latch doors. Upstairs, there is a master bedroom and three further bedrooms which again, have been dressed perfectly.

In one bedroom there were some curtains with a strawberry motif at the cottage windows which were just so charming. There are Farrow & Ball colours, so lots of creams and in one of the children's bedrooms, I even encountered a neighing horse – let's hope it's asleep when you visit! Outside, there are super landscaped gardens including an ample pond.

Then you take a look around the barn. I have to say I walked in and was astonished to find a large, open plan living space boasting a gorgeous contemporary kitchen and a vaulted ceiling with beams and trusses aplenty. What a "granny annexe"! Local craftsmen have created a superb home using many of the original barn materials. Standing proud as a focal point is a huge chimney breast going from floor to ceiling, created using the original barn herringbone bricks. These bricks were apparently damaged, but

turned round to face the other way and used. The original stable bricks have been used outside the rear entrance and there is also a feature millstone which has been incorporated into the floor.

Gold coloured drapes hang at the windows and I really liked the fact that you can have the doors open at the rear which face the fields opposite, so it's like having the countryside as your garden. Apparently, the fragrance of nearby honeysuckle drifts in. A galleried landing above bears ironwork made

by the local blacksmith Chris Sales and the kitchen has kingfisher blue granite boasting tiny specks of brilliant blue complementing a blue Rayburn. The barn offers a master bedroom, currently used as a gym, with an en suite, two/three further bedrooms and a bathroom. Outside, there is room for parking as well as a lawn and patio, bringing the total grounds for both properties to about 1.53 acres.

■ **Leggates Farmhouse, Thompson, is for sale for £935,000 with Bidwells on 01603 763939.**