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Eastern Daily Press
homes24.co.uk

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Your largest choice locally



PROPERTY OF THE WEEK

Every year can be happy in this idyllic cottage gem

It could indeed be a very happy new year in this flint and brick village cottage boasting exposed beams and bedrooms over two upper floors. Indulge in its rural charm and fall in love with it! **CAROLINE CULOT**, EDP property correspondent, enjoyed a visit to 19, The Street, Matlaske, for sale for £285,000 with **Keys**. See pages **2** and **3** for the full story or read this supplement online at www.homes24.co.uk/edp

ASSOCIATION NEWS



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PROPERTY OF THE WEEK

BRIEF-CASE

in this rural delight

Your legal dilemmas solved by **PHILIPPA RUDD**, of Cozens-Hardy



■ My wife and I are house hunting and we have seen a lovely house in a sought after area. However, my wife is very worried that once we have moved in one of the neighbours might change their property into something such as a 'halfway house' for ex convicts. How can I reassure her that this is very unlikely to happen? She told me that this scenario happened in a 'soap' recently and it had a terrible impact on the residents; clearly if this did happen to us we would be unable to sell our house.

You could ask your solicitor to carry out a 'Plan Search' as part of the title investigation process. This would reveal any pending applications for change of use near the property you are buying. However, this search will not reveal future applications for change of use.

■ So how would we find out what could happen in the future?

You could ask the council for details of their proposals for the area.

Some of that information will be shown in the local search result. Also, if the property is in a Conservation Area, controls on development are much tighter, likewise if the properties are Listed.

You should also ask the sellers to confirm in writing that they have not been notified of any proposals for development or change of use in the area. They must not withhold that information from you.

■ If we move in and something like this does subsequently materialise, what could we do?

You could look at the title deeds for the property in question. The deeds may prohibit any use other than as a single private dwelling - the benefit of such a covenant is with you as the neighbouring owners, so you could seek to enforce the covenant by an injunction, if necessary. Also, the neighbours owe you a duty of care not to cause you a nuisance or annoyance and if there were ongoing problems you could have remedies against them. It is impossible for your solicitor to guarantee that such a development won't happen in the future, but by carrying out as many searches and enquiries as possible hopefully you and your wife will be reassured.

■ Philippa Rudd is a principal at Cozens-Hardy solicitors on 01603 625231, www.cozens-hardy.com

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



interesting as you venture upstairs to the first floor, off which is a really good sized master bedroom. All the features you want in a listed cottage are here including an uneven bedroom floor! There are views out over the front garden and features including a large panelled door, thought to have been taken some time in history from a local church and there is also a cast iron fireplace.

Also on this floor is a substantial bathroom with a wooden floor and an original cast iron, rolled top bath.

Up another flight of stairs takes you to another super bedroom, converted from the attic floor but a good size and with enough room for two single beds or a double. This was apparently where apples from the garden used to be stored.

Indeed, apple trees still flourish in the garden

which is on different levels but with land both at the front and back. There is also a car port at the rear although there seemed to be plenty of parking at the front on the road too.

This cottage is not going to appeal to everyone but could make a really lovely village home with potential to develop further for the right buyer:

■ 19, The Street, Matlaske, is for sale for a guide price of £285,000 with Keys on 01263 822373.