



DREAM HOME

An ideal retreat with country views

Cherry Tree Cottage, Kudos Residential, £435,000 Page 48



PYMM & CO COLUMN

How times have changed...

Steve Pymm Page 48

Eastern Daily Press
homes24.co.uk

Friday, October 1, 2010

Your largest choice locally



EDP PROPERTY OF THE WEEK

You really can live a very good life at this character cottage...

Have you ever dreamed of growing your own fruit and veg, owning a few chickens and pigs and living a wholesome, self-sufficient life? If so, this idyllic cottage, set in more than eight acres, offers what has to be a truly tantalising opportunity to change the way you live forever. **CAROLINE CULOT**, EDP property correspondent, found out more when she visited Rushmere Cottage, Banham, for sale for **£550,000** with **TW Gaze**. See the full story on pages **2** and **3** or www.homes24.co.uk/edp

ASSOCIATION NEWS



The joys of a park home

David Potter Association News Page 20

JJ'S COUNTRY SEARCH

Jamie's new column!

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BRIEF-CASE



Need legal help?

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ON THE MONEY

The latest financial advice

Chris Hall Page 48

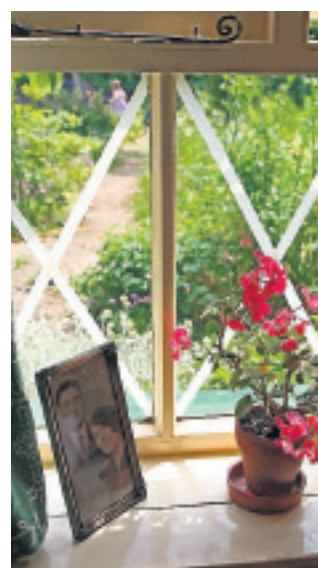


PROPERTY OF THE WEEK

BRIEF-CASE

where life is good!

Legal columnist
PHILIPPA RUDD
looks at a mortgage dilemma



The result is a really unique, adorable home which, as I said to Mr Hickley, I could quite easily move into myself and live in quite happily. You enter through the front door, sitting behind a picket fence, into a simple but inviting kitchen which is a good size and boasts freestanding units and a large butler's sink. This leads into a dining room or drawing room which boasts an original Victorian range which still works - although you

have got a Rayburn in the kitchen! There is also an old fashioned bread oven and a lath door leads into the sitting room which is so cosy. A winding staircase leads upstairs where there are three good sized bedrooms, boasting iron beds bedecked with white linen and patchwork quilts and those old fashioned mirrors which hang on the wall with chains. I loved the bathroom - you have to see it to believe it - boasting really wide

original floorboards, a wooden cistern and a cast iron bath. Outside, there are more than eight acres with this property and it really offers the chance to be self sufficient. It's a tantalising opportunity to enjoy the good life, with a fabulous veggie patch, fruit trees (including an apricot tree at the front) and lots of strawberries growing over, you've guessed it, an Anderson shelter! The owners have chickens and pigs and have built some extensive

outbuildings which are sympathetic to the period of the cottage. One of these is fully kitted out to be an office so ideal for working from home. The owners keep horses so the property is ideal for equestrian use. It's an absolute dream and although it might feel you are in the middle of nowhere, the owner tells me there is a great convenience store nearby and it's only 15 minutes to Diss railway station.

■ **TW Gaze is on 01379 641341.**

■ **We are selling our home and a problem seems to have arisen which I don't really understand. We have a mortgage with the bank but then we also owe money to a former business partner of my husband's and this is on our deeds. Our solicitor says we cannot make progress with the sale as he cannot give the other solicitor an 'undertaking'. What does he mean?**

Your solicitor will need to give the buyer's solicitor an undertaking (that is, a promise) to clear all mortgages on completion of the sale, so that the buyer takes free of all your borrowings. Until the solicitor knows how much is outstanding - and how the money should be repaid - he will not be able to give this undertaking.

Undertakings are a crucial part of the conveyancing process and solicitors have to rely on each others' undertakings.

Your solicitor will need to undertake with the buyer's solicitor to redeem both mortgages on completion using the sale proceeds and then produce evidence of discharge to the buyer's solicitor for the latter to send to the land registry.

■ **What should we do to ensure that the sale goes ahead quickly to exchange?**

You will need to ask the business partner to supply information as to how much money is owing to him and your solicitor will give him a form to sign to release his charge over the property.

■ **Can't we just agree with the ex partner to pay this money to him later, once we are in agreement as to the amount owing to him?**

You will have to reach agreement now, as the undertaking given by your solicitor has to be specific as to the clearance of the borrowing. If your solicitor cannot subsequently supply confirmation of the clearing of the loan he will be in breach of his undertaking - and the solicitors acting for your buyers could take action against him so that your solicitor may end up having to pay off the debt himself. He would also be in big trouble with his regulatory body; you can see why he is now refusing to commit himself to an undertaking unless he is certain that he can comply with it.

■ **Philippa Rudd is a Partner with Cozens-Hardy LLP solicitors, Castle Chambers, Opie Street, Norwich, NR1 3DP. ■ Tel: 01603 625231, www.cozens-hardy.com**

■ **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.**