



DREAM HOME

A home where flowers of tomorrow grow

**Beechgrove, Dereham
Jackson-Stops & Staff, £1.1m
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DREAM HOME

Forget number 10 and move to the White House!

**The White House,
Kudos Residential, £425,000
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Eastern Daily Press
homes24.co.uk
Friday, May 7, 2010 Your largest choice locally



EDP PROPERTY OF THE WEEK

Elect this impressive Victorian house to be your chosen home

The general election may be over but you can still give this substantial Victorian property your "vote" and "elect" it as your new home! And in this house you will find bedrooms in blue, yellow and red! **CAROLINE CULOT**, EDP property correspondent, forgot about politics in the pursuit of perfection in property when she visited The Rosery, Bexhall Road, Downham Market, for sale for **£1m** with **TW Gaze**. See the full story on pages **2** and **3** or visit www.homes24.co.uk/edp

HOME STAGERS

The joys of open plan living

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ELECTION SPECIAL

A message from our agents to the new government... **Page 51**

WILLIAM H BROWN

An auction success

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BRIEF-CASE



To search or not?

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UNDER THE HAMMER

More on the auction process

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PROPERTY OF THE WEEK

BRIEF-CASE

of original features

This week our legal columnist **PHILIPPA RUDD** looks at searches



Victorian era offering large, well proportioned rooms, elegantly dressed, but the owners have created a more contemporary space too with a super modern kitchen with a ceramic tiled floor which leads into a conservatory.

Panelling is a key feature in this house and the owners took the decision to paint it in some rooms, which works particularly well in the reception hall where there is also a really impressive, rather ornate

staircase with feature rounded columns.

Off right is the drawing room, which has the original dark wooden panelling and an impressive fireplace bearing a coat of arms and the date 1892. Off left is a sitting room with another fireplace and woodburner and a formal drawing room with a wooden floor, a super large bay sash window and painted in a deep pinky red colour which is just perfect.

Upstairs, there are six bedrooms, most of which have been given a name; there is the "Blue Room" decorated so prettily in blue and cream toile de jouy, the "Yellow Room", "Pink Room" and the "Red Room".

There is a library and office and many of the rooms boast original fireplaces with coloured tiled insets. I also loved the art deco bathroom boasting a jade-coloured suite – who said you only ever wanted white!

The master bedroom is also a lovely room decorated in navy blue and with another original fireplace. Outside, the palatial grounds are a surprise, extending far beyond the property, and including a sunken walled garden, two raised terraces, boxed hedging and flowers. Gorgeous!

■ The Rosery, Bexhall Road, Downham Market, is for sale for £1million with TW Gaze on 01379 641341.

■ I am buying a house and in addition to the searches which are supplied in the Home Information Pack, my solicitor has asked me if I would like him to apply for any additional searches. Are extra searches necessary?

Your solicitor will advise you which searches are appropriate and the fee for each. The local search in the 'HIP' will reveal information about local matters, such as planning, building regulations, grants, tree preservation orders, roads, conservation areas, radon gas and public footpaths (but it is important to note that the local search only reveals information about the property you are buying and not about neighbouring properties). The water search in the 'HIP' will reveal whether or not the property is connected to the mains water and public sewer and the location of the mains pipes and sewers.

■ The house is in an urban area and I do not know the neighbourhood. What extra searches would you recommend?

An Environmental Search may be advisable to ascertain whether the property you are intending to purchase may potentially be affected by factors such as flooding, subsidence or landslip. The search provides information on these factors together with information regarding air quality, landfill sites, waste sites or contaminated sites near the property. A 'Plan Search' will reveal planning applications in a certain radius of the property. It will reveal:

- Aerial photography of site and surrounding area;
- Details of planning applications since 1997;
- A list of the latest local plan policies that could affect the vicinity;
- School performance indicators;
- Details of footpaths and rights of way.

■ But will it tell me what could happen in the future in my area?

The search gives a description of adopted and deposit land use policies to a radius of 250m. This is vital because it means that not only will you be informed about applications that have already been made, you will also have a good idea of developments that could be allowed by the local authority in the future. This means that information which could have a major impact on the enjoyment and value of a home is revealed.

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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.