



DREAM HOME

Yes, you can have this view in Norfolk

Madeira House, £1.3m
Fine
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PYMM & CO COLUMN

Make sure your marketing and price is right

Steve Pymm
column
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PROPERTY OF THE WEEK

Picture: MICHAEL PALMER

A seven bedroom wonder of the world of Thorpe!...

Tucked away off a no through road in Thorpe St Andrew is this former home of a Lord mayor of Norwich. Boasting grand interiors and a top floor on the theme of the Jungle Book, this contemporary home is full of surprises. **CAROLINE CULOT**, EDP property correspondent, enjoyed a pleasant trip to Hammill House, for sale for **£1million** with **Fine & Country**. See pages **2** and **3** for the full story or visit **www.edp24.co.uk** as well as **www.homes24.co.uk**

ASSOCIATION NEWS



Now is the most active season

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BRIEF-CASE

Your legal dilemmas solved

Philippa Rudd
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BRICKS & MORTAR

A bitter pill to swallow...

Tony Abel
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HOME STAGERS

Ditch the magnolia, please!

Collette Hanlon
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for a Lord mayor



More legal advice from **PHILIPPA RUDD**, at Cozens-Hardy



■ **Now that spring has arrived, we have decided to put our house on the market while the sun is shining and the garden is blessed with blossom and daffodils. We have appointed an estate agent – do we need to speak with our solicitor now?**

It is a good idea to fully brief your solicitor as soon as your house goes on the market, so that he or she has all the information they need for when you have a buyer. You will need an energy performance certificate, (EPC) which either your estate agent or solicitor can arrange for you. You should give your mortgage account details to your solicitor, so he can request your title deeds and a redemption statement, just to confirm how much is outstanding on your mortgage and whether there are any redemption penalties, which could affect the timing of the sale. Your solicitor will also need to check your ID.

■ **I have a great big file relating to our house, what papers should I give our solicitor?**

It is advisable to put together a potted history of your house, to include dates and a description of any alterations and improvements you have carried out. This will give a good impression to the eventual buyers. You should supply copies of any planning permissions, building regulation paperwork, guarantees, invoices, electrical certificates, the service history of the boiler and the central heating. If you have a septic tank, details of the maintenance costs would be useful together with a plan showing the location of the tank. Once you have a buyer, you will need to fill in a property information form and fixtures fittings and contents form, so it would be worthwhile to look at these forms now. You should also look at your title deeds, and check the plan to make sure this correctly shows the whole of the property you are selling. Sometimes consent from a third party, such as a management company, is needed, and this should be applied for now to avoid delays later on.

■ **I believe we can supply search results, to speed things up; is this a good idea?**

If you are not concerned about the cost, some sellers' solicitors supply search results with the contract, rather than letting the buyer obtain their own searches. This measure will avoid any possible delays if your council is taking a long time to process search applications.

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