



DREAM VIEW

Gaze out over Blakeney marshes and the sea

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DREAM PROJECT

A thatched cottage going under the hammer

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Friday, August 5, 2011



PROPERTY OF THE WEEK

A former rectory where the interiors are just heavenly...

From duck egg blue painted walls to dusky pink silk drapes, the interiors of this former rectory, built in 1920, are simply fabulous. And guess what, the exterior is just as gorgeous but how come the church is more than half a mile away? **CAROLINE CULOT**, EDP property correspondent, took a trip to The Old Rectory, West Acre, for sale for **£1.1million** with **Fine**. See pages **2** and **3**.

ASSOCIATION NEWS



Let's forget the crystal ball...

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WILLIAM H BROWN

We need some good news

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BRIEF-CASE

A messy problem..

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ON THE MONEY

Interest rates stick again

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ever dressed rooms



loved the cream painted floorboards. In the bay is a little table and chairs with a door to the garden and comfy sofas sit around the fireplace. Also off the hall is a dining room with the most gorgeous turquoise silk drapes and a snug/family room with a blind picking out a French blue shade with another original fireplace as the centrepiece. Each room is just so beautifully presented; even the downstairs cloakroom looks divine in black and white. At

the end of the house is a large open plan kitchen/dining area with super units topped with granite and a fireplace housing a woodburner. This leads to a large area with a huge dining table in front of doors opening to the garden which, when I visited in the blazing sunshine, looked so inviting. Upstairs, over two floors are seven bedrooms which again are just heavenly. There is a guest bathroom with a basin mounted on an old fashioned sewing

machine and a wet room and in a couple of bedrooms, original fireplaces with Delft tiles. I absolutely loved the master bathroom too with a rolled top bath in French navy. This house boasts a delightful converted second floor which apparently used to house the nanny for one of the main families who lived there. However, there is more accommodation with a super cottage in the gardens which can be let, boasting three bedrooms, a large

sitting room, a shower room, bathroom and three bedrooms. Outside it has its own patio and garden. The total grounds come to just under six acres including woodland so you have the rather difficult dilemma of whether to enjoy the outdoors or stay inside!

■ **The Old Rectory, West Acre is for sale for £1.1 million with Fine on 01603 622017.**

Sewage can be a real problem as **PHILIPPA RUDD** discusses



■ **I am about to put my house on the market. We have a private drainage system and my solicitor tells me that this has to be registered with the Environment Agency. Is this correct?**

Discharges from septic tanks and small sewage treatment plants will all need to be registered with the Environment Agency.

Discharges to rivers and streams need to be registered now and discharges which go into the ground must be registered by December 31, 2011.

Registration is free. You can register either online or by paper form. The Environment Agency will need to know whether the discharge is being made to surface water (for example a river or stream) or to ground (via a soakaway.) They will need your postal address and national grid reference (for the point where the effluent discharges to the environment).

If you have been previously issued with a 'Consent to Discharge' or Environmental Permit for the effluent you do not need to register. In these cases, you do not need to do anything other than ensure that the treatment plant is operated and maintained properly.

■ **Does it depend on what type of drainage system we have?**

If you have a septic tank that discharges directly to surface water, you will not be able to register an exemption. You will need to apply for a permit to make the discharge and if granted the Environment Agency will encourage you to upgrade to a treatment plant. Sewage treatment plants are like mini sewage works and produce much cleaner effluent than septic tanks. If you want to register the discharge as exempt, there is a restriction on the amount of sewage effluent that can be discharged from the septic tank or treatment plant.

Cesspools do not need to be registered as they are sealed tanks with no discharge to the environment. Cesspools usually need emptying every few weeks.

If in any doubt, the customer service line at the Environment Agency is 08708 506506. Many people are unaware of these new regulations - and often when selling a home with a private drainage system buyers will insist that the necessary steps are taken.

■ **Philippa Rudd is a principal at Cozens-Hardy solicitors on 01603 625231, www.cozens-hardy.com If you have a question for Philippa, please email 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.**