



**DREAM HOME**

Glam it up in this stunning designer home

**Brundall  
Chesterton Humberts,  
£430,000 Page 50**



**DREAM HOME**

Old Hall offers a wonderful slice of history

**Norwich  
Abbotts  
£435,000 Page 3**

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# Eastern Daily Press homes24

Friday, September 4, 2009

Your largest choice locally



**PROPERTY OF THE WEEK**

## Enjoy the magic of rural life in this secluded gem

The summer may be nearly over – but every day can seem like a holiday in this pretty brick and flint cottage, complete with a super annexe, tucked away in one of Norfolk’s loveliest villages which boasts not only a castle on your doorstep, but, down the road, a priory too! **CAROLINE CULOT, EDP property correspondent**, visited one of her favourite places, Castle Acre, to see the cottage Merlin, Pyes Lane, for sale for a guide price of **£399,950** with **William H Brown**. See pages **2** and **3** for the full story. Also see the Through the Keyhole video at [www.homes24.co.uk/edp](http://www.homes24.co.uk/edp)

**N&DAEA NEWS**



What exactly is the N&DAEA?

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See the Video at [www.homes24.co.uk/edp](http://www.homes24.co.uk/edp)

**COLUMN**

The cost of legal searches

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**AUCTIONS**

Under the Hammer

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**NEWS**

Want to move before Christmas?

**David Potter  
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# in a fine village

PROPERTY OF THE WEEK

BRIEF CASE

Your legal dilemmas solved by **PHILIPPA RUDD**, a partner with Cozens-Hardy solicitors in Norwich



**I am buying a house and I am just about to give my solicitor a cheque for the searches. I thought that these were all in the Home Information Pack so I am confused and obviously I only want to pay for searches which are essential. Can you explain please?**

Home Information Packs contain a local authority search and a water search. I assume that you need a mortgage and mortgage companies insist that the local search is no more than six months old. If the property you are buying has been on the market for a long time then your solicitor might need to do an up-to-date local search and this will cost approximately £100.

**What do these searches reveal?**

A local search will give information such as the planning history of the property and details of building regulations, if the property is in a conservation area and if there are any tree preservation orders or home improvement grants and whether or not the road is publicly maintained. The water search reveals whether or not the property is connected to the public sewer and to mains water and plans show the location of both.

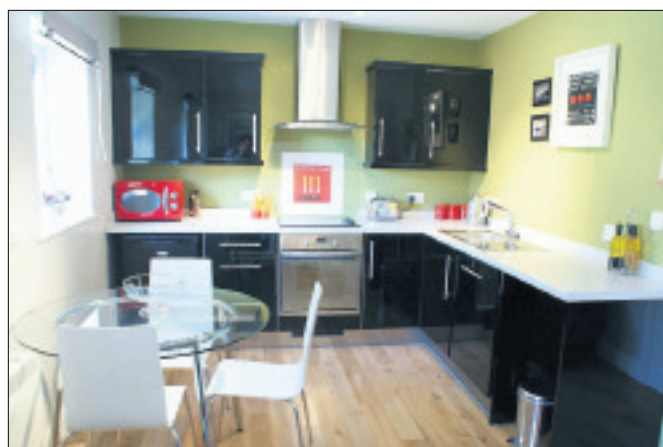
**Do I have to pay for any other searches? My budget is limited.**

Your solicitor will guide you. An Environment Search will reveal information about possible flooding, and other environmental issues. A Plan Search will reveal information about pending planning applications in a certain vicinity of the property. These cost about £40 each. A chancel check search is often necessary too to see if the property is in a parish which has a potential liability for the maintenance of the church's chancel. In addition to the searches, you will need to budget for stamp duty calculated by reference to the price of the property. At present, no duty is payable for houses costing £175,000 or less. Then there is the land registry fee, again based on the value of the property. There will be some other minor expenses such as a bank fee (for sending the money to the seller's solicitors on completion) of approximately £30 and bankruptcy and land registry search fees of about £10 in total.

**■ 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.**



## Old Hall offers a wonderful slice of history

By CAROLINE CULOT

If you know the area of Colegate in Norwich, then you will know it is home to some beautiful historic buildings, in particular the Octagon Chapel and also the Old Meeting House. If you love this part of the city, then you may be very interested in a property which has come up for sale there, The Old Hall on Old Meeting House Yard, which is priced at £435,000 leasehold with Abbotts.

The Octagon Chapel, which is regularly used, dates back to 1756. It was designed by the famous architect Thomas Ivory and the Old Meeting House was a Congregational church dating to 1693, as seen on its sundial. This is used very rarely, but does offer a tranquil garden for public use.

So what a marvellous setting. The Old Hall, which is Grade II listed, is a spacious period house tucked away down the quiet walkway and offers impressive features such as a sitting room with a high ceiling with exposed timbers and ironwork, sash, shuttered windows and an open fireplace. It also comes with the benefit of two parking spaces which is a real bonus in this part of the city.

The property offers an entrance hall, a sitting room with three sash windows to the front, exposed



wooden floorboards and a feature fireplace. Off this is a utility corridor and the kitchen/breakfast room with a gas fired, two-door Aga. Also downstairs is a cloakroom. Upstairs, is the first bedroom with a feature cast iron fireplace and an en suite bathroom. Steps take you up to the main landing off which are three further bedrooms and a bathroom. Outside, there is a paved courtyard area at the front with iron railings and two allocated parking spaces in the nearby car park.

**■ For more information contact Abbotts on 01603 616898.**

