



DREAM HOME

A Broadland house with a cottage and plot

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DREAM HOME

Pretty flint cottage with charm

Meadow Cottage,
Bedfords, £195,000
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Your largest choice locally



PROPERTY OF THE WEEK

A period property with a really calming influence

If you are feeling stressed out in the run-up to Christmas, this pretty 17th century property boasts peace and calm – because it is currently used as a Buddhist centre! But just imagine turning that into your own tranquil retreat. **CAROLINE CULOT, EDP property correspondent**, enjoyed the experience of visiting Cyprus House, Attleborough, for sale for **£425,000** with **Brown & Co.** See the full story on page **2**. Or read it online at www.edp24.co.uk/edp

BRIEF-CASE

To reveal or not reveal!



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THE KITCHEN DIRECTORY

What are the must-haves?



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HANDS-ON HIPS

Why HIPs must stay



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HOME STAGERS

Get your house ready for Christmas



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Property package is attractive project

By CAROLINE CULOT

And if you are looking for yet another possible small business project... This attractive contemporary family house, situated in the popular Broadland village of Horning, comes with a cottage and a building plot.

Morea, Pinewood Drive, Horning, comes with a detached two bedroom cottage and a plot for an additional cottage, all enjoying views over the River Bure and surrounding countryside.

The property package is priced at £795,000 with Jackson-Stops & Staff.

The main house offers a hall off which is a dining room, a conservatory, study and a kitchen/breakfast room.

Off the rear hall is a utility, shower room and access to the double garage.

Upstairs, on the first floor, is a delightful drawing room with views over the garden and down to the river and there is also a master bedroom, again boasting an outlook over the garden, river and countryside beyond.

This comes with a dressing room and en suite bathroom.

The property also has a garden floor leading to the laundry room and there are three further bedrooms, an en suite shower room and a bathroom.

The cottage has its own hall, kitchen, sitting room, dining



room and, upstairs, two double bedrooms and a bathroom. Outside is a garage.

The properties are set in beautiful grounds with a paved terrace and a cedar summer house.

■ For more information, contact Jackson-Stops & Staff on 01603 612333.



BRIEF CASE

EDP Columnist
PHILIPPA RUDD
answers your
legal
questions



I hope to put my house on the market in the spring, but there are a number of issues which I fear may put off buyers. I am not sure how much we have to reveal to any prospective buyers – can you please let me know what the law is.

As with my last column on pests, the principle of caveat emptor applies, which means 'let the buyer beware'. However, some matters must be disclosed to a buyer, such as latent encumbrances and defects in your title. What issues are concerning you?

Well, somebody died at our house in a fairly gruesome manner (a previous owner was murdered in the garden). Can I keep quiet about this?

Yes, you are not obliged to reveal such historical incidents. And such matters are not normally covered in the enquiries raised by the buyer's solicitors.

Also, for many months now we have had problems with our neighbours. They have teenage sons who make a lot of noise late at night, especially at weekends and we have had to complain to the neighbours about them blocking the entrance to our driveway. We have spoken to them and the council, but the problems persist.

If the problems have become a dispute rather than just an annoyance, then it should be disclosed, otherwise, the buyer may be able to claim damages from you one day for non-disclosure. Having such a problem next door could affect the value of the house. The Property Information Form, which you will have to complete (as part of the Home Information Pack), specifically asks about disputes.

My girlfriend and I are separating and she claims that she has a share in the house, although the deeds are in my sole name. Will this be a problem? She is still living at the house with me.

Full disclosure of occupiers' rights should be made. Your girlfriend will probably be asked to sign a form consenting to the sale. If she refuses, a buyer will be reluctant to proceed as your girlfriend may refuse to vacate – and you could end up with her refusing to vacate on the moving date.

■ 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.