

ORCHARDS



THE
MAGAZINE

MARCH 2019

**Property For Sale &
To Let**

Thinking of moving?

Insight

The Tenant Fee Ban - What is
it all about?

Recipe

A pasta to keep clear of the
colds, from Ampthills very
own Donatello's

Style Editor

Last month we covered trends
around the home - now lets
get planning for the garden!



Woburn Road, Ampthill

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MAULDEN ROAD, AMPHILL - FOR SALE
The Old Coach House



A converted coach house in Ampthill which has been lovingly extended and modernised surrounded by countryside, this very spacious family home offers five bedrooms, four bathrooms, multiple reception rooms, balcony, double garage and workshop/potential annex.

Measuring over 3,300 sq.ft not including the double garage, this is no ordinary family home.

It is an opportunity.

CALL TO VIEW 01525 40 22 66

THE YEAR OF THE TENANT FEE BAN

What does it mean to me? As a landlord and as a tenant.

As of the 1st June 2019 the government's tenant fee bill will be introduced, banning fees to tenants in the granting of, creation of, during or after their tenancy.

So what does this mean to me as a tenant?

The easiest way of putting it is as a tenant you will be expected to do a lot more of the leg work when it comes to letting a property. You will need to prepare references and credit checks. We would suggest signing up to a free service such as those offered by Martin Lewis's Money Expert, or Clear Score. You won't be able to be charged for referencing or alike, but it will be expected for you to provide all of the relevant information, proving your income, your credit history and your right to live and work in the UK

I'm already renting so does that mean I no longer have to pay fees?

No. Tenancies started before the 1st June 2019 are still subject to any fees outlined in your contract. However, once the contract is renewed your agent must remove these fees and can no longer charge them. If the contract is not renewed and it becomes a statutory periodic tenancy by default then the fees would see be chargeable.

So which fees are allowed?

Technically none, the only monies payable by the tenants should be viewed as holding deposits or advanced rent and not as 'Fees'.

Whilst the bill is still in draft form these are subject to change but currently the proposed ban will allow for the following;

Equal to 1 week's rent holding deposit to reserve a property.

Equal to 5 week's rent payable as a deposit, to be registered against the tenancy with one of the Deposit Schemes.

As a Landlord, what does this ban mean for me?

In all honesty, we would advise to prepare for higher costs.

Landlords will have lesser deposit held to allow for reparations or rent arrears so the costs of these will have to be covered by the landlord.

Most landlords are unlikely to accept pets due to the restrictions on deposits, and are also less likely to take a tenant with a complicated financial situation, such as housing benefit, self employed, divorcing etc. without having the guarantee that some referencing processes provided.

Lastly, ensure your agent is part of a Client Money Protection scheme as this is due to become a legal requirement.

Orchards are part of Safe Agent and offer free advice to both Tenants and Landlords - Call 01525 40 22 66 and ask to speak to Adam or Julian.

Alternatively email lettings@orchards.co.uk



*Written By
Adam Barker*

Adam
**Director
Orchards**



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RECIPE BY DONATELLOS

Our Local Italian Resturant Getting Ready For The Spring!



Cook's tip

When choosing your vegetables for this dish you want to choose a good variety of colours to really make this pop. Combine peppers with mushrooms, Aubergine with Sun dried tomatoes or black olives, add a really deep and earthy wholesome taste to this dish.

Go for bright colours with less chilli for a warmer day and pair with a toasted sour dough with a drizzle of olive oil and some crack black pepper, or if your going for the more earthy deeper tones, load up the chilli and make sure the sour dough is fresh and soft to suck up all those flavours.

Method

1. Prepare your vegetables (excluding tomatoes), cut, slice, dice or just tear it apart, your not after precision just raw taste and add the vegetables to a thick bottom pan with a glug of extra virgin olive oil and some thinly sliced garlic, let them slowly cook on a low heat until the become soft.
2. Put your pasta in another pan of boiling water, with a pinch of salt and cook as directed on the packet (fresher tastes better and cooks quicker)
3. Once your vegetables have softened up, add the tomatoes. If you have gone for big tomatoes (like slicing or Jack Hawkins then dice them up, if you have gone for smaller cherry tomatoes chop them in half and just squash them in the pan using your wooden spoon to get the juices mixing.
4. Salt and Pepper to taste and add the fresh chilli to the vegetables, now add bring it all together with the pasta and mix evenly.
5. Pour the contents in to oven safe dishes and tear the mozzarella over the top.
6. Put the dish in the preheated oven (230 degrees or gas mark 7) and wait for the cheese to melt, if you want a nice crispy top sprinkle some parmigiano as this cooks quicker than mozzarella. Once melted and starting to brown, remove from the oven and top with some ripped basil.
7. Enjoy with your sour dough, and why not crack open a nice bottle of wine. You deserve it!

*Pasta Al Forno with toasted sourdough
loaf drizzled with Olive Oil and seasoned
with cracked black pepper.*



INGREDIENTS - SERVES 4

- o 320g of uncooked pasta (Fresh or Dry)
- o 4 Tomatoes - Choose a tomato that becomes sweeter when roasted, like a San Marzano or Capri. Alternatively really hit the taste buds with a handful of cherry vine tomatoes.
- o 125g of Mozzarella (Mozzarella Balls are best and buffalo is even better!)
- o A good variety of vegetables of your choice.
- o 2 Garlic Cloves
- o Chilli - Optional
- o Fresh Basil for topping
- o A glug of Extra Virgin Olive Oil
- o Sour Dough Loaf (Optional)



FOLDERS GATE, AMPHILL - TO LET

A wonderfully presented two bedroom apartment with allocated parking situated in a popular location a short walk from Amphill town centre.



WEST END, HAYNES - FOR SALE

A stunning grade 2 listed three bedroom cottage, which has been fully refurbished sitting on a generous plot with ample parking, and a double garage with room above.



FLITWICK ROAD, MAULDEN - TO LET

Available to let now is this astounding family home measuring circa 4,000 sq.ft! With double garage, electric gated driveway, parking for numerous cars and a generous rear garden.



DUNSTABLE STREET, AMPHILL - FOR SALE

A three bedroom semi-detached house in Dunstable Street with large private rear garden and courtyard. Lovingly modernised throughout by its current owner.



PARK HILL, AMPHILL - FOR SALE

Tucked away at the top of park hill, a lovely extended three bedroom period home with stunning views across the Amphill rooftops.



HILLDENE CLOSE, FLITWICK - TO LET

A very well presented two bedroom property with two parking spaces and good sized private rear garden

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TOP GARDEN TRENDS TO TRY IN 2019

According to theenglishgarden.co.uk

INTERIOR MEETS EXTERIOR

Both Darren Hawkes and Barbara Samitier think a colourful approach to interiors will creep into the garden in 2019. Hawkes predicts the arrival of bold print, clashing colours and large-leafed plants, advising to “take kitsch into the garden”.

Meanwhile, Barbara Samitier expects industrial and reclaimed materials and encaustic tiles will be used increasingly in urban gardens.



Garden by Barbara Samitier MSGD



Pompon dahlias from Darren Hawkes

VIBRANT HOT COLOURS

According to Sue Townsend, sizzling jewel colours are set to make a return to our gardens in 2019. Townsend predicts vibrant, hot colours combined with sultry purples and blues. For a garden that suggests luxury, Joe Perkins recommends combining red and purple alongside greys and blue-greys in plant foliage.

LOG WALLS AND MULTIPLE METALS

Barbara Samitier confesses to being obsessed with log walls saying, “They can act as a feature wall, a boundary or a screen while providing a necessary habitat for insects and a wide range of wildlife.”

She also expects we will be seeing more metal in the garden as it’s “such a versatile material that lends itself to so many applications.”



Garden by Barbara Samitier MSGD



Gardens by Louise Harrison-Holland MSGD

WILD AND LOOSE

Nature will take the fore in 2019, says Louise Harrison-Holland of Blue Tulip Garden Design. We’ll see ongoing support for wildlife corridors in the wider landscape: “The move toward a slightly looser, wilder style of garden design will help support this initiative.”

CLIMATE CHANGE GARDENING

Gardening for a changing climate is set to be a key trend in 2019. Sue Townsend creates ecological gardens to cope with the extreme weather conditions experienced by the UK recently. She advises to grow the right plants for the conditions of each garden, to store water and to collect excess water for dissipation through the soil.



Gardens by Joe Perkins MSGD. Photo credit: Natalia Odesalch



CHURCH STREET, AMPHILL - FOR SALE

For sale is this fantastic, fully occupied multi use property in a central location overlooking the market square. Consisting of five commercial units and one residential unit, generating income of £53,600 per annum and is fully occupied.



CHAPEL ROAD, FLITWICK - FOR SALE

For sale is this four bedroom semi detached house with planning permission granted for a New Build two bedroom bungalow and three bay carport. All planning information can be found on the CBC planning portal using application reference number: CB/18/03764/FULL

Thinking of Selling or Letting?
Call us on 01525 40 22 66

ONLINE ESTATE AGENTS VS HIGH STREET

A study from The Advisory shows why High Street is still better!

An Overview:

There is a lot of hype at the moment about the 'online estate agents' and the good value they seem to provide.

Everyone loves a good deal, especially when we could save thousands of pounds! But, will you really save money using an online estate agent?

The Advisory recently did a data study on the differences between the online agents and traditional high street agents, the results are pretty astounding!

They established that good high street agents in **73%** of house sales are achieving a better selling price than pure internet-only agents, and on average are achieving **5%** higher selling prices for their clients.

In Ampthill, Maulden and Clophill this equates to over a whopping **£21,500** based on the average house price of **£430,550** as reported by Rightmove using sales data of 2018

But why and how could this be?

Anthony Codling who is a Former City Analyst with a particular focus on the residential property sector recently spoke out to explain his reasons for how he believes the high street agent manages to secure better prices.

Codling believes that online agencies have attracted vast sums from investors because an explosion of digital technology meant that in recent years consumers have been able to bank, shop and make appointments online.

But he insists that equating property with these other retail and convenience activities, which have boomed in digital form, is "a flawed logic" - and here's why.

While banking services are broadly similar in person or online, and a book ordered from Amazon is going to contain exactly the same pages as one purchased in a bookshop, transacting a property is "different".

In a presentation to the Guild of Property Professionals conference at the end of last week, Codling - who famously criticised Purplebricks on numerous occasions when he worked at Jefferies - dismissed online agents generally as "passive intermediaries" who list properties on portals and then wait to find a buyer.

They add little or no value to the process and would not exploit the desire of a person to buy a property, possibly at a higher price, he insisted.

High Street estate agents, by contrast, have a database of active potential purchasers and have a human mechanism

- negotiators and sales progression teams - who hunt down those buyers who are willing to pay for a property.

So how can online agents afford to do it so cheaply?

The truth is some can't, which is what led to the collapse of the likes of eMoov and Tepilo meaning that around 4,000 vendors who paid an up front fee no longer had an agent working for them.

Upfront fees are the biggest change to the estate agent model, and even when they provide you with an option to defer the payment, the fees are factored on meaning the agent has received the money upfront by way of a credit agreement anyway. This means that the only interest for an online agent is purely instructions. There is no increase in fee or extra commission payable for a sale, so there is no one actively working to get a sale.

But of course you are going to say this as a high street agent!

We are never afraid of blowing our own horn! But we invite you to experience the difference yourself.

Pick a property on a with a high street agent, and one one with an online agent, call them up and ask them some straight forward questions buyers are likely to want to know, such as;

Local Amenities, School catchments, Local transport.

Even something as straight forward as; what is the vendors position? Are they buying onwards or going in to rented?

Put it to the test and see which agent you believed added value to that property, sold the area to you, the lifestyle to you and spoke from the heart having lived, worked and grown up using all of the same facilities.

If I'm wrong, go on with the online agent, theres nothing to lose by trying.

Written By
Gemma Vyse
Sales Associate
Orchards





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ALAMEDA ROAD, AMPHILL - FOR SALE

Welcome to Nips Pump Cottage!



This isn't just any cottage, instead this is an opportunity to purchase a sympathetically extended and modernised three bedroom detached cottage.

With double garage, generous wrap around garden offering complete privacy and stunning views over the tree lined Alameda walk, all within a stones throw of Ampthill town centre originally built in the early 17th century.





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WHAT'S GOING ON LOCALLY THIS MONTH?

The Ins and Outs of Ampt Hill and Surrounding



£20 OFF VOUCHER

To be used (Minimum 4 people) when a starter & Main is ordered per person. Not to be used with other discount or offers.

When booking mention the voucher and present when bill is ordered.

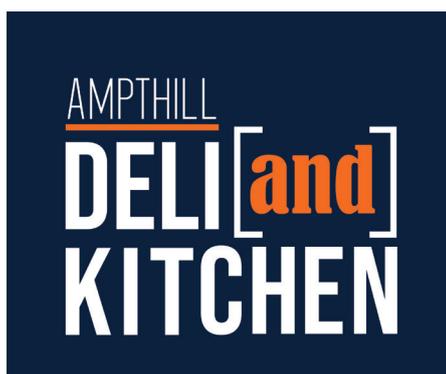
THE HAIR STUDIO TAKING AMPHILL BY STORM!

Located in the heart of Ampt Hill centre on the first floor of one of town's beautiful Georgian listed buildings. Specialising in advanced cutting and colouring techniques but still keeping a welcoming friendly atmosphere. Also offering a wide range of Beauty and Aesthetics treatments including facials, waxing, gel nails and massage.

01525 840 600 - CHURCH STREET, AMPHILL



FANCY TRYING SOMETHING NEW TO AMPHILL?



Ampt Hills New Deli and Kitchen went from strength to strength last year and has become a very popular little store.

Combining great food, service and atmosphere.

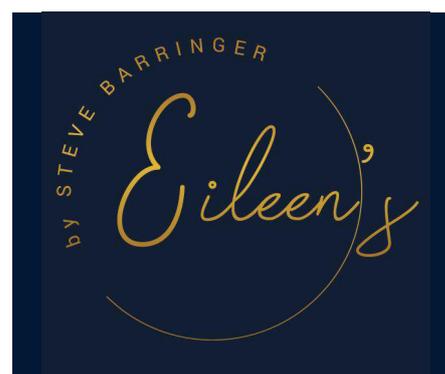
Their online store is due to start this year continuing their popular Hampers and Gifts.



Now for something completely different!

Opening in 2018 and completely changing the type of food available in Ampt Hill. This Smoke House and Grill has an overall rating of 4.9 from 155 reviewers! The range of food is vast and the atmosphere is loud, fast paced and exciting!

Lunch! Dinner or Takeaway!



The much anticipated fine dining restaurant opened their doors to raving reviews, already achieving over 56 Five star ratings.

Started by Steve Barringer following his success on masterchef, their ethos is friendly fine-dining. Just good food. Made with love.

GOT AN EVENT YOU FEEL SHOULD BE COVERED NEXT MONTH? - EMAIL US MAGAZINE@ORCHARDS.CO.UK

PRODUCED FOR ORCHARDS ESTATE AGENTS - 01525 40 22 66 - WWW.ORCHARDS.CO.UK - THE CLOCK HOUSE, BEDFORD STREET, AMPHILL MK45 2NB