



**david ball**  
Agencies

*Connecting People & Property Perfectly*

**A Guide To Moving Home**



## All about David Ball Agencies

David and Anne Ball established David Ball Commercial in 1992 having been in estate agency since 1977. Built on success the business has grown into a multifunctional entity dedicated to providing clients with the best possible service we can. Staff members specialise in their respective departments dedicated to bringing a high level of professional knowledge and experience.

Richard Holder became a Partner in 1998 setting up the residential sales department and more recently spearheading our new homes department which is undoubtedly the largest in town.

Anne oversees one of the largest residential lettings departments in Newquay whilst David has overall responsibility for the business and operates Newquay's only dedicated Commercial department.

David Ball Agencies offers Newquay's largest selection of properties to buy or rent and was delighted to celebrate the business's 25<sup>th</sup> Anniversary in 2017.

### Why choose Us?

When it comes to choosing an agent and selling your property, whether it's a house, apartment or even a commercial property, by choosing David Ball Agencies to sell your home you can rest assured you are in safe hands.

All our staff have the experience and local knowledge to correctly advise and guide you as to the current market conditions and value. Your property will be marketed on all the major property web sites including Rightmove, Zoopla and Primelocation. We also understand that your buyer may come from social media and the local newspaper which is why we pro-actively advertise across all platforms. We will present your property on a high quality full colour brochure embellished with photographs and floorplans.

We have the latest LED illuminated window displays in our high street office.

Our property experts will keep in constant touch with you, informing you of progress and giving feedback on all viewings.

Once we have secured you a purchaser we will continue to monitor and progress your sale advising you of timing of surveys, mortgage valuations, progress updates by solicitors and scheduled dates for exchange of contracts and completion.

We promise that every telephone call will be returned and every email acknowledged. To achieve this we have implemented 'The David Ball Agencies Charter' so that you can be sure what to expect from us, and our staff know exactly what they are expected to deliver.

rightmove   
find your happy

Zoopla  
Smarter property search

 PrimeLocation.com

## Residential Sales

### Selling with Us

Selling homes is our passion and a way of life. We love what we do and that is the foundation of what we stand for. Our loyal customers come back to us time and time again because we get results, taking in all of their individual needs. We have provided this unique customer service for over 25 years and our standards have never dropped. Every single David Ball Agencies member of staff reinforces this every day to all of our clients; old and new. This is what makes us stand apart from the others.

If you demand more from your agency and want to get an exceptional price for your home, then David Ball Agencies is for you. We will help you with our expert knowledge, and not just clichés we have all heard before. We do what we say at David Ball Agencies. Connecting people and property, perfectly.

### Buying with Us

When you register your details with David Ball Agencies the first thing that we do is listen.

We will then have a true understanding of your requirements so we can point you in the right direction. Our experienced staff will be able to advise you on the best areas for you, property price ranges, property types, transport, communications, local leisure facilities and schools.

We will keep you regularly informed on new properties that become available for purchase either by telephone or e-mail alerts. Plus, we will accompany you on property viewings to help you get the most out of seeing the property for the first time.

Once you have decided on your new home we will guide you through the buying process ensuring that the transaction proceeds smoothly and on time, from acceptance of offer, through to survey, mortgage valuation, exchange of contracts and finally completion, when we hand you the keys!

Along the way we can advise and recommend any third parties who may be able to help you with buying your property, such as solicitors, surveyors, mortgage brokers and builders and we will always be on the end of the phone when you need us.

rightmove   
find your happy

Zoopla  
Smarter property search

 PrimeLocation.com





## Residential Lettings and Property Management

### Lettings Service

We understand that letting a property, especially for the first time, can be a worrying experience and with this in mind our most important consideration is providing you, the landlord, with the best possible service and the right tenant for your property.

We never forget that your property is likely to be one of your most important assets and you can be assured that by instructing David Ball Agencies Ltd as your sole agent your asset will be in professional and experienced hands.

We are members of NALS, ARLA, NAEA, The Property Ombudsman Scheme and The Tenancy Deposit Scheme.

We are proud to have received the Gold Award for Customer Experience 2017 from All Agents.

As lettings specialists, David Ball Agencies Ltd are fully focused on the needs of the landlord whilst providing an efficient, smooth service to prospective tenants.

Outlined below are the two levels of service offered by our agency for lettings. A flexible attitude is always maintained and generally it is possible to meet individual circumstances and needs.

### Management Service

This is an exclusive service which includes comprehensive marketing of the property and carrying out viewings leading to the introduction and referencing of a prospective tenant.

This proving satisfactory to you, the tenancy agreement, schedule of condition and all other necessary paperwork will be prepared. We will then look after and manage the property for the duration of the tenancy. This includes collecting the rent and processing payment, less any costs and fees.

The tenants will contact David Ball Agencies Ltd over any issues with the property and the property will be inspected periodically. We provide an out of hours help line.

### Letting Only Service

The letting only service involves marketing the property and carrying out viewings leading to the introduction and referencing of a prospective tenant.

This proving satisfactory to you, David Ball Agencies Ltd will then draw up the tenancy agreement, schedule of condition and all other necessary paperwork will be prepared.

Following this, the first months rent and deposit will be collected. This will be credited to the landlord less the agreed fee.

Managing the tenancy, including maintenance, registering the deposit and rent collection will then be the responsibility of the landlord.

All documentation is drawn up to comply with current Housing Act requirements.

## David Ball New Homes

David Ball New Homes department have been selling new properties in Newquay and surrounding areas for over 20 years. In that time we have been involved in more than 100 residential property developments. Our sales and marketing team provides professional advice on every type of new build property. These range from boutique schemes by small developers to large mixed tenure developments offered by the larger national house builders.

If you are looking for a new build, we can offer a wide variety of premises and developments, from off-plan sales to completed residential houses and apartments. Our sales team is on hand to offer you authoritative advice and find the perfect new development and home for you. For property developers, we provide advice from the early stages of land acquisition, through to planning and design.

Our years of experience enable us to offer you up-to-date marketing advice to take you through the new homes sales and marketing process. This could be off plan sales in the domestic market, or the sale of completed property developments ready for occupation.

As a buyer or seller of new homes in Newquay, you can be assured of professional and straightforward advice.

## David Ball Commercial

As Newquay's only specialised commercial agency we deal with a comprehensive range including sales, lettings and rent reviews.

We offer a professional service second to none. Like the rest of our business a personal service is our focus which is why our customers stay customers and recommend us to others.

We can offer you a wealth of experience coupled with all the advantages of modern technology.

If you have an interest in a commercial or development property and are looking to acquire or dispose of a property via sale or letting, put our expertise to the test and let us do the rest.

rightmove   
find your happy

Zoopla  
Smarter property search

 PrimeLocation.com



## Which type of Mortgage should I choose?

It is very easy to get confused by all the different type of mortgages that seem to be available in today's financial jungle and it is only right and proper that there is such a wide choice, after all, everyone's individual circumstances are different, which also makes our financial requirements different.

**Newquay Mortgage and Pensions** are experienced Mortgage and Financial Planners and are ideally placed to find the right mortgage for your personal circumstances.

Because the financial institutions realise that we are all different with differing financial commitments, they also appreciate that no one can predict what may or may not happen to us in the future.

You may find that your income stays much in line with inflation and you wish to carry on paying the same monthly payment until the end of the term. Conversely, you could find a definite uplift in your finances and may wish to increase the amount you pay monthly, or pay off a lump sum and finish the mortgage in lesser number of years.

Whatever the situation that arises, you can be sure there will be an option or clause to cover it, however the average home buyer cannot be expected to know them all. This is where Newquay Mortgage and Pensions can really help you.

They have a team of highly trained individuals who have an intimate knowledge of the mortgage market place and are up to date with all the changes that take place on a regular basis. More importantly, they are not biased towards any one particular company.

This means that they will hold a confidential review with you and when they have a clear understanding of your requirements they will help you choose from the thousands of mortgages available from a multitude of lenders. They are also able to advise you on a host of other areas including pensions, savings and investments.

Once this process is complete and you are settled in your new home, they will continue working on your behalf to make sure that the mortgage you have in place will always remain competitive as interest rates and mortgage schemes change on a regular basis.

Choosing the wrong mortgage might well turn out to be a costly mistake, on top of which, it will also be an experience you could well do without. The choice of who supplies your mortgage is quite rightly yours, but you would be well advised to contact Newquay Mortgage and Pensions and discover just how much they can do for you.

newquay mortgage  
& pensions



8 Chester Road, Newquay, TR7 2RX  
Tel: 01637 851 444  
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[www.nmandp.co.uk](http://www.nmandp.co.uk)



AUTHORISED AND REGULATED BY THE FINANCIAL CONDUCT AUTHORITY.  
YOUR HOME MAY BE REPOSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.





Bob Gould  
Dip PFS Director



Laura Rickard  
Office Manager



Mike Leech  
Dip PFS Director









## Your local experts in law

### The Firm

**Coodes Solicitors** are a progressive firm of solicitors who have been established since 1747 offering a wide range of legal services, including helping people buy and sell property.

They take pride in being rooted in the communities of the South West, serving the business and personal interests of their clients from their extensive branch network of nine offices. Legal advice is delivered by highly experienced lawyers, organised according to the needs of their clients ranging geographically from Penzance in the West to Holsworthy in the East.

They have gained a reputation for the quality of their service based on their understanding and commitment to fulfilling their client's wishes.

The practice appreciates that people are individuals and have their own needs. They also respect the fact that to attract new clients, they must be progressive in their approach and understanding in their attitude.

Their aim is not just to serve the needs of their clients on a one off basis, but to encourage the client to return to them whenever they need specialist legal advice.

### The Team

Like all good solicitors they recognise the need to specialise and Coodes Solicitors have a dedicated team of professionals able to offer specialist advice across a broad range of legal issues, including Residential Property.

Where Conveyancing is concerned, the practice has extensive experience and is able to offer the full range of advice on all aspects of buying or selling a property.

The house buying and selling process is complex and can be a minefield, with a variety of different processes which have to be covered.

Coodes Solicitors will keep you informed of each step and make sure that you understand just what is happening. You will have your own dedicated team working for you and with the largest Residential Property Team in the county you will be in very safe hands.

Coodes Solicitors have learnt over the years that situations in life are rarely black and white which is probably why they believe that they are a law firm who really stand out from the crowd.



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## Such a small price to pay for peace of mind

House purchase is the largest single investment most of us make in our lifetime and to consider such a purchase without the benefit of professional advice from an independent company such as DowlingDodd Chartered Surveyors would seem, to say the least, imprudent.

Yet that is exactly what the majority of home buyers tend to do. Most house purchasers still rely on the Valuation Report prepared by their mortgage lender, although that report is primarily for the lenders own purposes and is based purely on financial grounds and not on any structural basis.

A detailed survey such as the HomeBuyers Survey and Valuation should be considered as a bare minimum, irrespective of the age or condition of the property and in some cases the more in-depth Building Survey will be required.

These surveys are aimed at identifying defects which require repair in order to prevent further deterioration and possible associated damage.

The survey will also draw attention to defects which can have a significant affect on value and can form the basis for further negotiation on the purchase price. Often, the cost of the survey is only a fraction of the saving made through renegotiation.

The Royal Institution of Chartered Surveyors Homebuyers Survey and Valuation is suited to most residential properties. Obviously the cost of a survey will vary depending on the purchase price and type of property, as well as the type of survey required.

Some of their services include:

- Homebuyers Surveys
- Building Surveys
- Help to Buy valuations
- Residential property valuations
- Residential and commercial investments
- SIPP valuations
- Commercial property valuations
- Business property valuations
- Residential and commercial development
- Concrete Block Test Supervision

DowlingDodd are an independent surveying practice with a wealth of knowledge and have many years experience in survey and valuation work in Cornwall.

They are used to working with major mortgage lenders and are well known to local Estate Agents and Solicitors. The business is approachable and friendly and will advise on which survey or valuation in their opinion, is most suited to your needs.

Following the inspection, they will discuss their findings with you and advise you on the best course of action.

When you are about to make such a large investment in your new property, it makes common sense to carry out a survey and ensure real peace of mind. DowlingDodd Chartered Surveyors are ready, willing and very able to help you achieve this.



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Tel: 01872 260 555  
Email: [surveyors@dowlingdodd.co.uk](mailto:surveyors@dowlingdodd.co.uk)  
[www.dowlingdodd.co.uk](http://www.dowlingdodd.co.uk)













## Take the stress away from your moving day!

Moving home can seem a daunting prospect for many of us, however, the actual move can be left in the hands of a company that you can completely trust to undertake your removal to a high standard.

**M.J. Christophers & Son** can assist in household and commercial removals and storage throughout Cornwall and to all parts of the UK, as well as offering European and Worldwide Removals.

They also specialise in removals to Cornwall with weekly services from all parts of the UK, enabling them to offer competitive prices.

Being a family run company they have all the skills, equipment and experience you will ever need plus over 45 years' experience.

They have succeeded for over 3 generations by offering excellent value for money, despite having a reputation for being the best removal company in Cornwall, do not assume that their removal and storage services are expensive.

They are also members of the British Association of Removers and hold the British Quality Standard for Removals - BS EN 12522 specifically aimed at furniture removals, to ensure you a quality removal service.

Over the years they have won many awards and accolades, with the most recent being crowned Winners of Domestic Mover of the Year 2012-13 awarded by the British Association of Removers.

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a non-obligation free of charge consultation and written quotation.

M.J. Christophers & Son operate a modern fleet of purpose built air ride suspension vehicles of varying sizes to accommodate all households and access difficulties, which all have distinctive personalised number plates.

All their staff are full time, trained and accredited. They appreciate they are dealing with your personal possessions and ensure this is handled in the right way.

There are occasions when there is a gap between moving out and moving into your new home and you may have to store all or part of your belongings.

M.J. Christophers & Son have the answer and can arrange storage in their secure and modern storage facility, whether this is on a short term or long term basis.

*M.J. Christophers & Son*  
REMOVALS & CONTAINERISED STORAGE

Quarry Park Road, Newquay, Cornwall, TR7 2NP

Tel: 01637 872 529

Email: [enquiries@mjchristophers.co.uk](mailto:enquiries@mjchristophers.co.uk)

[www.mjchristophers.co.uk](http://www.mjchristophers.co.uk)



## Designing and building for the future

There are many individual reasons for needing the services of an Architectural Designer - maybe you are thinking of building a new home or perhaps you need a different room layout or extension in your existing home.

You may be a home owner or a business who is looking for specialist advice and guidance on how to make the best use of the space you already have.

**Pete Caistor** is an Architectural Designer with a degree in Spatial Design and has over 12 years experience working in the design and construction trade.

Pete studied Spatial Design at Falmouth University - a degree that focuses on the key elements of Architecture, Interior Design and Landscape Design, taking a holistic approach to all three of these disciplines.

Since then he has worked for an RIBA Architectural Practice, a Residential Housing Developer and has also carried out renovation and new-build projects from design to completion.

His design philosophy is very simple, he takes a holistic approach; looking at the space as a whole, how it interacts with it's environment, how the end users will interact with the space and how the design process can make the construction process run smoothly.

Pete Caistor offers a complete service to his clients, working with them from the initial concept design and budget through to the planning and building regulation process. Pete will also work with you right up to the selection of the builders and trades.

He has a genuine passion for his work and his creative and innovate approach to design, together with a thorough understanding of local planning policies which has helped him gain planning permissions for many clients in the most challenging circumstances.

Whatever your building project, Pete is always happy for a chat and does not charge for initial site visits, so why not get him to have a look at your project.

**Pete Caistor**  
**Design Services**

**07989 446 241**  
petecaistor@hotmail.com

**Architectural Design, CGI & Planning Services**  
<http://ocdesianservices.webplus.net/>









## The complete Flooring Specialist

If you have just redecorated your property and are left pondering where to purchase a new carpet or vinyl to complement the new decor, then a visit to **South West Carpets** in Newquay is highly recommended.

They are specialists in domestic and commercial flooring and being established in 1999 they have over ten years of experience.

Their extensive warehouse on Treloggan carries a massive selection to choose from and they are happy to provide their customers with free, no obligation estimates.

Having built up an enviable reputation, they quite rightly are proud of the fact that the majority of their new business comes from personal recommendations and referrals.

Customers can be assured that all work undertaken will be carried out to the highest standards and that high pressure sales are definitely not part of their agenda.

South West Carpets will give you all the advice, guidance and reassurance you need when you are choosing your new flooring.

They are agents for some of the countries most highly respected manufacturers who themselves offer a wide range of excellent quality flooring. These include names such as Abingdon, Axminster, Kersaint, Heuga and the increasingly popular Karndean.

Whatever your choice, the business recognises that only half the job is done once the flooring is sold and their customers will, in the main, expect their new purchase to be fitted.

To ensure that all their work is completed to the highest standards, they like to carry out a free, no obligation site visit to assess the necessary work needed.

They only employ qualified fitters who have many years experience to carry out the work.

The business is certainly a modern, forward thinking company who can visit you at home with samples as well as welcome you to their showroom.

Call them today and you will gain all the help and advice you will need from their friendly and knowledgeable staff.



**South West Carpets**

Treloggan Industrial Estate, Newquay, TR7 2SX

Tel: 01637 872 023

Email: [manager@southwestcarpets.com](mailto:manager@southwestcarpets.com)

[www.southwestcarpets.com](http://www.southwestcarpets.com)



## Hinged - Luxury Kitchens. Personalised Service.

Hinged offers a unique, design-based service that has been cultivated to offer bespoke, luxury contract kitchens. Nestled in the rugged Cornish landscape, Hinged takes inspiration from the natural beauty surrounding the residential developments Hinged kitchens are designed around and for.

The quality of Hinged goes without saying, but what really makes Hinged exceptional is the service offered. Adaptive and innovative, Hinged creates solutions and exceeds expectations to provide kitchens with remarkable ease at all stages of the project. While kitchens are the fundamental bedrock of Hinged, this is just the basis of what is offered.

Not content with such a limited vision, Hinged focuses on each element of design from the conception of the development. This ensures every kitchen, bedroom and furniture cabinet that is incorporated fits seamlessly within the home.

Early, detailed planning allows for collaboration and insight into how each element of the home will interact with each other, enabling educated decisions to be made when working to meet regulations.

With in-depth knowledge of the luxury residential development industry, there is no doubt every component of each home will be premium. Hinged offers designs that are innovative, working to set a precedent within luxury kitchens. Each home is designed for homeowners who value both exclusivity and exceptional interiors.

When creating kitchen designs, boundaries are pushed by putting forward original designs and reaching solutions through inventive product development.



**HINGED**

[www.hinged-uk.com](http://www.hinged-uk.com)

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Chy Nance House, Newham Quay, Truro TR1 2DP







## iroka - contemporary living

An emporium of innovative and cutting edge brands, **iroka** brings an interiors paradise to the style-conscious home-owner. The best in contemporary furniture collections including lighting, homeware, flooring and furnishings, iroka is synonymous with luxe design and quality.

Many of the ranges are exclusive to their showroom in Cornwall and are sourced from all over Europe; from Kartell, Magis, Content by Conran and Calligaris. iroka prides itself on creating the ultimate in bespoke interiors, offering specialist custom items and 'turn-key' solutions for every client, both residential or commercial sectors.

Providing an Interior Design Service with a team of accomplished designers, iroka can plan and furnish any type of property.

Designers source locally, nationally and internationally for the highest quality products, allowing people to share and indulge in the iroka vision.

Furniture packages are also available for property investors, supplying everything from floor to ceiling, right down to the tiniest details and finishings. The comprehensive packages and concierge service unite the best elements of interior design which can ensure a stylish five star finish accreditation from VisitBritain.

iroka offer the complete design package and can do as much or as little for the client as they require. With the largest single site contemporary furniture showroom in the South West, iroka delivers the ultimate in interiors.

The logo for iroka, featuring the word 'iroka' in a bold, lowercase, sans-serif font. The letter 'i' is a simple dot above a vertical stem. The 'o' is a circle with a horizontal line through its center. The 'k' has a distinctive shape with a vertical stem and a diagonal stroke. The 'a' is a simple lowercase letter.

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Tel: 01736 757 333  
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[www.iroka.co.uk](http://www.iroka.co.uk)

## Your Space. Reimagined.

Jushz.com have been bringing the finest examples of style and design to Newquay since 2015.

Their goal is to enhance the way you live by making the most out of your space. Jushz Designer Suzy Pitt is able to take your personality and transform it into well designed furnishings.

The result is exceptional luxury that is tailored and timeless. They are here to create a one-of-a-kind portrait of who you are, how you live, and what you love.

They offer an eclectic range of beautifully designed furniture, soft furnishings, lighting, home accessories, headboards and much more.

They understand that interior design is not just about choosing the correct colour style and fabrics. The importance of detail and quality should be paramount.

Jushz.com offer a refined and unbiased service that not only provides guidance and enhances your choice, but also allows the opportunity for you, the client, to explore an innovative array of ideas, open new doors and turn dream interiors into a reality.

They see any project as a partnership between themselves and you. Your ideas and dreams will always be incorporated into any design they propose.

Give them a call or why not order from their website today... you will not be disappointed!

# JUSHZ

The Penthouse, Spyrys Heyl, Pentire Crescent,  
Newquay, TR7 1FT

Mobile: 07891 538 369

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[www.jushz.com](http://www.jushz.com)









## J Lee for all your Plumbing and Heating needs

**J Lee Plumbing** is a locally based company with countless years of knowledge and experience.

Jack Lee who owns and runs the business is friendly and responsive to his customers needs. He appreciates the fact that a great deal of his work comes from personal recommendations which speaks volumes for the standard of his work.

Being "Gas Safe" registered means that you can have complete faith in all work carried out and one telephone call will ensure that you will receive all the assistance, advice and guidance you require.

The business offers the home owner a complete service from design and advice, modernisations, boiler servicing repairs, replacements and full gas central heating installations.

In addition to offering a full and comprehensive service regarding gas, the business carry out plumbing repairs and maintenance and provides their customers with a wide range of services.

They are fully qualified to carry out Gas Safety Inspections which are a legal requirement for all landlords and they are qualified in all aspects of natural gas.

Legislation concerned with gas has recently changed and the Local Authority Building Control will have to be informed when relevant gas work is undertaken.

This includes the installation or exchange of central heating boilers. Work must be carried out by an approved installer. J Lee Plumbing have all the relevant approvals and certification.

All work is fully guaranteed and they offer a free survey and quotation service. Gas is dangerous and it is better to be safe than sorry when it comes to anything to do with it.

Your gas, plumbing and heating can sometimes cause no end of problems, however, rest assured J Lee Plumbing are just a phone call away and are always pleased to assist you from a simple repair to a full Central Heating Installation.



### J Lee Plumbing

Tel: 01637 871 564

Mobile: 07863 347 153

Email: [info@jleeplumbing.co.uk](mailto:info@jleeplumbing.co.uk)

## A marriage of traditional workmanship and the latest building techniques

C G Fry & Son commenced marketing their development at Nansledan in 2016, which will offer many properties including housing, schools and health centres, combined with affordable housing.

Nansledan is a 540-acre extension to the coastal town of Newquay on the north coast of Cornwall in South West England. The name is Cornish for 'broad valley.'

Over time Nansledan will evolve into a community of homes. It will include its own High Street, church, school and public spaces, helping to meet the future needs of Newquay in a complementary and sustainable way.

The site will be created on land owned by the Duchy who aim to set a benchmark for sustainable housing in Cornwall.

They are keen to show a commitment to use, wherever possible, locally sourced materials and traditional trades with the objective of minimising carbon emissions.

Cornish slate and granite will feature in the construction of the traditionally styled properties which are designed to fit with the local scene.

C G Fry & Son have gained an enviable reputation over the years for the real quality of design and construction of their homes incorporating attention to detail that buyers know they can take for granted.

Finishing touches are also important with all their homes featuring a high quality internal specification including excellent kitchen and bathroom fittings.

If you reserve your new home at an early stage, there may well be the opportunity to make the property even more individual with a range of available upgrades.

C G Fry & Son place a great emphasis on craftsmanship and quality. Over more than 80 years their guiding principle has been to marry traditional workmanship with vision, innovation and the best of current building technology.

Reputation and integrity are fundamental to them in everything they do irrespective of the size of the task being undertaken.

Their involvement from the start with the renowned Poundbury development at Dorchester has spread the name of C G Fry & Son far afield, but they remain as focused as ever on the needs of each individual customer.

For details of the Nansledan development, contact Richard Holder at David Ball New Homes who are acting as agents for C G Fry & Son or the show home on 01637 871 694 which is open between 10am - 5pm. We recommend phoning to make an appointment so you are not kept waiting at busy times.



Tel: 01637 871 694

Email: [nansledansales@cgfry.co.uk](mailto:nansledansales@cgfry.co.uk)

[www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)

The logo for David Ball Agencies. It consists of the words 'david ball' in a white, lowercase, sans-serif font, with 'david' and 'ball' on the same line. Below this, the word 'Agencies' is written in a smaller, orange, all-caps, sans-serif font. A horizontal orange line is positioned below the word 'Agencies'. The entire logo is set against a dark blue rectangular background.











## How safe are your Electrics?

It is often the parts of our property which we cannot see that can cause us problems in the future and our electrics are no exception.

With our electrical wiring, continual use can lead to degradation and eventually failure.

This is why you should contact **Livingstone Electrics** who are a one stop shop for all your electrical needs.

Matthew Livingstone who owns and runs the business is proud to have been chosen as the Student Apprentice of the Year at Camborne College in 2009.

Since they were first established, they have built up an enviable reputation for the quality of their work which is very much to their credit.

The company have a wide customer base throughout Newquay and beyond. They are specialists in both domestic and commercial installations and maintenance.

Being a NAPIT approved contractor you can be assured their work is carried out to the highest standards.

For home owners, landlords and commercial customers, they will carry out full electrical inspections, periodic checks, as well as re-wires and portable appliance testing. No job is too big or too small.

The company aim to offer homeowners and businesses a complete and fair service and their customers can have complete peace of mind in all the work they carry out.

They regularly undergo reviews to ensure they are fully aware of the latest changes within the industry and are always working within these guidelines.

If you have a problem with your electrical circuits, or maybe you are buying an older property, then you should contact Livingstone Electrics and ask them to carry out a full inspection.

They can provide maintenance and installation services and will design and install the correct solution for your needs.

## LIVINGSTONE ELECTRICS

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[www.livingstoneelectrics.co.uk](http://www.livingstoneelectrics.co.uk)



## Prevention has got to be better than cure

Fire can have devastating results and investment in a reliable and fully functioning fire alarm system to protect you and your family, or your business is important.

Whilst the main focus of a fire protection strategy should be to prevent fire, should a fire accidentally break out, early automatic fire detection is essential. Every second saved through early warning facilities could make the difference to a site's ability to recover from a fire without too much disruption.

Fire detection systems provide the earliest possible warning of a developing emergency situation, which in turn, can facilitate the safe and swift evacuation from your premises.

**Golant Fire & Security** are based in Cornwall and cover the South West providing fire safety training, equipment and services including fire extinguisher and fire alarm installation plus servicing and testing. This ensures that you, your staff and your business are suitably informed and protected against the risk of fire.

All installations conform to strict regulatory standards and the business operate an ongoing in-house training programme which ensures that they maintain their exceptionally high quality of service.

House burglaries are a relatively common form of crime in our society today which is rather puzzling when you consider that technology now affords us some very sophisticated weapons in our fight against the common thief.

This is sad, because it is so preventable. Bearing this in mind, you would be surprised by the number of houses and businesses in the local area who do not have an alarm fitted, even though the cost is so affordable.

Their services include:

- Fire Extinguishers
- Fire Alarms
- Fire Suppression Systems
- Intruder Alarms
- CCTV
- Alarm Monitoring Services
- Emergency Lighting
- Portable Appliance Testing
- Signage

They are happy to call at your property, carry out a full survey and give you an estimate for what is required. The final choice is obviously yours, but if you value your property and possessions, surely they are worth protecting.

Their maintenance and monitoring service, repair, upgrade and takeover of existing systems in the domestic/residential, commercial or industrial sector ensures that your home or business premises are properly protected.

If you require any security work you would be well advised to contact Golant Fire & Security and discuss your requirements with them.



**GOLANT FIRE AND SECURITY**

Unit 8, Moorland Industrial Estate, Moorland Road,  
Indian Queens, Cornwall, TR9 6FB

Tel: 01726 861 116

Mobile: 07971 819 998

Email: [info@gfsfire.co.uk](mailto:info@gfsfire.co.uk)

[www.gfsfire.co.uk](http://www.gfsfire.co.uk)







**A warm  
welcome  
awaits  
you and  
your pet**





## Award Winning – Best UK Veterinary Practice 2017

A warm welcome awaits you and your pet.

**Penmellyn Vets** is an independent practice which has been providing veterinary care in Cornwall for over 130 years. Unlike many modern veterinary practices Penmellyn is owned by six veterinary surgeons based in Cornwall.

The six owners Ruth, Hannes, Peter, Phil, Colin and James form part of a team of 22 vets, each of whom work with pets or horses at one of their locations.

The practice has six locations Newquay, Padstow, Bodmin, St Austell, Pool and St Columb Major. The St Columb based Veterinary Hospital is one of only two Royal College of Veterinary Surgeons recognised Veterinary Hospitals in Cornwall.

Penmellyn prides itself on providing the best of care for your animals whilst maintaining traditional values in looking after their owners.

They provide 24/7 care with their employed vets 365 days a year. This means there is no need for their clients to transport their pets to a specified emergency centre every morning and evening for the duration of their time with them. The hospital is staffed with veterinary staff permanently around the clock.

If you require a home visit for your pet then they will endeavour to provide it. More comprehensive facilities are provided at their locations where facilities include:

- In-house laboratory for sample analysis
- Orthopaedic and Spinal theatres
- Soft Tissue theatres
- Dental suite
- Radiography (X-rays), ultrasonography and computer tomography scanning (CT)
- Endoscopy, Arthroscopy
- Stem Cell Therapy and Chemotherapy

Penmellyn provide their own preventative healthcare package for dogs and cats called LifeCare. It provides your pet with all of their routine preventative healthcare needs such as vaccination, internal and external parasite control. Clients have the option to upgrade to LifeCare+ which provides patients with unlimited access to vet and nurse consultations 6 days a week, something which only Penmellyn provide in Cornwall.

Penmellyn's Equine vets routinely visit your horses at your stables. Also, if required, they can be seen at the hospital for routine vaccinations, dentistry, investigations or surgery. If your horse needs to stay for a few days they have a fully equipped "American Barn" where they are kept.

For more information or to discover what their clients think of them visit the website. Alternatively give them a call or pop into one of their surgeries.



penmellyn vets

Station Road, St Columb Major, Cornwall, TR9 6BX

Tel: 01637 880 307

Email: [admin@penmellyn.co.uk](mailto:admin@penmellyn.co.uk)

[www.penmellynvets.co.uk](http://www.penmellynvets.co.uk)



## The finest handpicked Cottage Holidays

Sykes Holiday Cottages offer a huge choice of over 17,000 personally-inspected holiday cottages to rent in the UK and Ireland at fair and affordable prices.

From romantic cottages for two to contemporary properties for large groups, you are sure to find a holiday cottage to suit you. With 25 years experience matching their customers to their dream holiday home.

Such is their reputation, they are proud to say that the majority of their bookings are return guests and with a 400,000 bookings each year, they must be doing something right!

Quite clearly, they should be the first point of call for anyone looking to rent a holiday let in the area irrespective of the length of the term required. Their web site also has a 24 hour online booking system.

Sykes Holiday Cottages are also selective in the type of properties they market and making the prices realistic. They believe it makes far more sense to have properties with quality bookings in place rather than have empty weeks because the property is priced too highly.

They have always put quality and customer service at the top of their priority list, which in turn has helped them receive excellent reviews on Tripadvisor and they have won the British Travel Award for being the Best Large UK Holiday Cottage Company for the last 7 years.

Visit their impressive web site for more detailed information regarding holiday lettings.



One City Place, Queens Road, Chester, CH1 3BQ  
Tel: 01244 617 743  
Email: [info@sykescottages.co.uk](mailto:info@sykescottages.co.uk)  
[www.sykescottages.co.uk](http://www.sykescottages.co.uk)









## Happy Days – The Nursery your child would choose

Happy Days Nursery & Pre School is a leading nursery in the Treloggan area and they pride themselves on their high standards and structured educational programmes.

Situated near to Bishops School in Newquay, the nursery is unique in offering a separate, adjoining Explorers building, where their highly specialised team offer this young age group the best possible start. Their specially created environment, toys and furniture allow safe access to all resources, including a covered outdoor area. There is easy access and ample parking for parents.

For their older children, they provide free grant-funded places for 2, 3 and 4 year olds as well as providing a unique 'School Readiness' programme, which will ensure that when it is time for your child to leave them, they will make a confident start at 'Big School.'

The nursery is open from 7.30am to 6pm, 51 weeks per year, offering childcare and early years education to children aged 12 weeks to 5 years.

Their nursery Chef prepares fresh and nutritious meals on site and special diets are also catered for. Children learn to be independent at meal times and help set up and clear away the table.

They are always looking to add value to you and your child's experiences at Happy Days. Happy Days Nursery regularly offer free courses such as Baby Massage, Stay and Play sessions and First Aid courses.

Their established team of qualified and experienced staff treat all children as individual performers who are encouraged to reach their full potential in a supportive, safe, friendly and stimulating way.

Happy Days follow the guidelines laid out by the Early Years Foundation Stage (EYFS) of what children need to be taught at each stage of their development however, they are very much a child led environment.

The nursery caters for parents who require a very high standard of childcare for their children in a warm and enriched home from home environment.

They provide a variety of child centered learning experiences where children will develop through communication, investigation and discovery, to ensure each child has a recordable progression of learning.

The nursery is OFSTED Registered and is rightfully proud of their glowing Inspection Report and their outstanding Local Education Authority report. This has been achieved through the dedication of their qualified Nursery Nurses.

If you would like more information then please contact the nursery and they will be happy to answer any questions you may have.

If you are looking for first class childcare, Happy Days Nursery & Pre School must be on your list.



Trennick Hill, Newquay, TR7 2SR

Tel: 01637 879 977

Email: [treloggan@happydaysnurseries.com](mailto:treloggan@happydaysnurseries.com)

[www.happydaysnurseries.com](http://www.happydaysnurseries.com)



## Supporting you along the way

If you are about to purchase a new home, then perhaps it is also a good time to take care of some matters which will help you enjoy your life with complete reassurance.

A.C. Richards & Son was established in 1972 as an independent funeral director. The business is now run by husband and wife Andrew and Karen Richards. Andrew was born and bred in Newquay and is the 3rd generation of the Richards family to serve the community. Andrew has been part of the company for over 25 years.

They would suggest that whilst you are reviewing where you are going to live, you should also seriously consider what is going to happen when that inevitable day arrives.

As members of the Society of Allied Independent Funeral Directors they have to adhere to a code of practice for your peace of mind.

When someone passes it generally comes as a great shock and the first few days following death are both busy and confusing ones for both family and friends alike. As your funeral director, they are here to advise you in making all those arrangements which meet your personal needs and desires.

A.C. Richards & Son suggest it may be wise to think about a funeral plan. You make the arrangements in advance, specify your wishes and take care of the costs. They recommend funeral plans from Golden Charter, the UK's largest independent plan provider.

The experience of the funeral directors sympathetic ear is all the more valuable because they are dealing with the practicalities of the funeral. Their funeral directors will listen to you, the bereaved, as you decide what sort of funeral you want.

They will inform you about the type of funerals available, the type of services, the forms to be filled in and the grants available. As a matter of course they are kept up to date with any changes that may occur in Social Security regulations relating to funeral grants and payments.

Their funeral directors are trained and qualified to act as a professional and confident advisor, who ensures that arrangements are carried out with efficiency and the dignity that this most difficult occasion demands.

Their services include:

- A twenty four hour service available on every day of the year
- Services for the removal of the deceased from any part of the country and repatriation from abroad
- A private chapel of rest with viewing at any time by arrangement
- Provision of floral tributes and/or the administration of donations
- Catering arrangements
- A funeral prepayment and arrangement scheme
- Assistance with the selection of a memorial in a cemetery or crematorium

A.C. Richards & Son are here to help you in whatever way they can to cope and adjust to your bereavement. For this reason they feel it is important that you are able to contact them at any time during this period.



Andrew Richards  
A.C. Richards & Son  
Lane Chapel, Treloggan Road, Newquay, TR8 4QB  
Tel: 01637 851 677  
Email: [info@cornwallfuneraldirectors.co.uk](mailto:info@cornwallfuneraldirectors.co.uk)  
[www.cornwallfuneraldirectors.co.uk](http://www.cornwallfuneraldirectors.co.uk)









## Time to monkey around

If you are struggling to entertain your children at home then a visit to **Jungle Jack's** is a must. It is the perfect place to let your little ones run wild.

Their purpose built play-frame provides over 17,000 square feet of fun including challenging climbs, a rope bridge, astra-glide slide, crafty crawl tubes and peekaboo bubble windows. Daredevils will love their super-fast racing slide and spiral tube.

There is something for everyone at Jungle Jack's, including a dedicated baby and toddler area where the young ones can play safely.

You will find ample seating, a well-stocked café and free WiFi allowing you to kick back with a sandwich and a hot cuppa whilst the little ones get stuck in.

Their seating area has been carefully designed so that you can see the whole play area and keep the kids in your sights.

### Parties

Jungle Jack's can take all the stress away from organising the perfect birthday party with one of their birthday packages.

They have their own Jungle Tree-House party room for hire which has an exclusive area over-looking the play centre. This party package includes 90 minutes of soft play followed by 30 minutes of party room fun.

This also comprises either a hot or cold buffet, unlimited squash, ice cream and when its cake time you might even get a visit from Jungle Jack himself!

### Cafe

Jungle Jack's Snack Shack is open all day, so there is no need to come loaded with drinks and snacks.

With freshly ground Fairtrade coffee, steaming mugs of tea, authentic Italian hot chocolate, soft drinks and a fantastic food menu, Jungle Jack's have got it covered.

They have thought of everything from cakes and scones to sandwiches, paninis, burgers, pizzas and jacket potatoes, they can satisfy every appetite. A full children's menu and some delicious veggie options are also available.

The play centre is open Monday to Saturday 9.30am - 6:30pm with the last entry at 5.30pm and on a Sunday 10.00am - 4.00pm with the last entry at 3.00pm.

When it comes to curing cabin fever, it does not get better than soft play. So get those coats on, get out of the house and come on down to Jungle Jack's.



Units 13/14 Treloggan Trade Park, Newquay,  
Cornwall, TR7 2QL  
Tel: 01637 852 890  
Email: [info@junglejacks.co.uk](mailto:info@junglejacks.co.uk)  
[www.junglejacks.co.uk](http://www.junglejacks.co.uk)



## Celebrating 128 Years of Golf

With stunning views across the Atlantic ocean, **Newquay Golf Club** caters for the needs of all golfers. The eighteen hole, par 69 golf course has been designed to offer a course which is sure to appeal to golfers of all abilities.

Newquay Golf Club was formed in 1890 with the intent of creating Cornwall's finest golf course alongside the wonderful stretch of Fistral Beach. The original plans for the land were to build a housing estate where the golf club now lies, with three parallel roads running between Tower Road and the sea. The Headland Riots of 1887 prevented this, meaning the planned development came to a halt and the Links were spared.

### The Course

Newquay's scenic seaside location overlooking the famous Fistral Beach provides an ideal location for a course that is both challenging and rewarding to play. The par 69 course is renowned for having some of the best greens in the county and is well protected by some well placed pot bunkers, making accuracy the key to good scoring.

The Club have invested over a 1/4 of a million pounds in a state of the art irrigation system for the greens, aprons and approaches to ensure the stunning views are complimented with true smooth putting surfaces.

### The Clubhouse

The clubhouse was originally called the Tower, built for the Molesworth family in 1835, it included a castellated tower and a private chapel as the family were devout Roman Catholics.

From the clubhouse at Newquay Golf Club you can enjoy amazing views across the course. It is the perfect place of relaxation for golfers, visitors, societies or corporate clients who can enjoy a quiet drink or bar meal in the lounge or dining room. It is also an ideal venue for hosting special events and celebrations.

They provide an efficient service and offer the best value possible. Their caterers in the restaurant have earned a high reputation for their superb homemade food and exciting variety of menus.

### Pro Shop

Newquay Golf Club have a superb range of golf equipment, clothing and accessories available in their pro shop. They have experienced staff, led by their PGA professional who is always on hand to help with any questions you may have. They stock most of the top brands and can also provide services such as club fitting, repair, resetting, re-gripping and cleaning.

### Memberships

They offer a range of different memberships, including a **special introductory offer of £395** for new members. To be eligible for this exciting offer please quote **DAV123**.

For more detailed information about the club and course please visit their website [www.newquaygolfclub.co.uk](http://www.newquaygolfclub.co.uk)

### Golf Lessons

Why not get trained by their PGA qualified instructor to sharpen up your golf game. They offer a wide range of tuition options to help improve every department of your game.

Whether you are thinking about joining the club or are looking for a relaxing days golf on one of the areas finest courses, your enquiry will be welcomed.



Tower Road, Newquay, Cornwall, TR7 1LT

Tel: 01637 874 354

Email: [info@newquaygolfclub.co.uk](mailto:info@newquaygolfclub.co.uk)

[www.newquaygolfclub.co.uk](http://www.newquaygolfclub.co.uk)





# Homebuyers Checklist

## Checklist 1 - The Buying Cycle

- Enquire about Mortgage availability
- Choose Agent & Solicitors
- Once sold make offer on property
- Obtain removal quote
- Exchange contracts

  
  
  
  

## Checklist 2 - Essential Contacts

- Book Your Removal
- Electric Company (Final reading)
- Electric Company (New connection)
- Gas Company (Final reading)
- Gas Company(New connection)
- Phone Company (Disconnect at old property)  
(Connection at new property)
- Water Company (Inform both old and new)

  
  
  
  
  
  

## Checklist 3 - Important Contacts

- Family
- School
- Opticians
- Bank
- Store Cards
- Council Tax
- DVLA
- Sports Clubs
- Friends
- Doctor
- Chiropodists
- Building Society
- Newspapers
- TV Licence

  
  
  
  
  
  
  
  
  
  
  
  
  

AA/RAC etc:

- Hire Purchase
- Employers
- Dentist
- Vets
- Credit Cards
- Post Office
- Catalogues
- Milkman
- Other

  
  
  
  
  
  
  
  

## Checklist 4 - What to take with you on the day of the move

- Vital Documents
- Food and Drink
- Medicine
- Light Bulbs
- Spare Clothes
- Washing Up Liquid
- Eating Utensils
- Toilet Paper
- First Aid
- Rubber Gloves
- Towels
- Cash/Cheques
- Jewellery
- Cooking Utensils
- Essential Tools
- Bin Liners
- Bed Linen
- Soap
- Credit Cards

## Budget Checklist

### Monthly Income Figures

Your Monthly Salary

Partners Monthly Salary

Any Overtime/Commission

Any Other Income

Total Monthly Income (A)

### Disposable Income

Box (A) minus Box (B)

Your mortgage provider will advise you how much you can borrow.

This is dependant upon a number of issues: Size of deposit, monthly expenditure etc.

### Monthly Expenditure

Gas and Electricity

Telephone and Mobile Telephone Bills

Council Tax

Food and Drink

Entertainment

Credit Cards and Store Cards

Other Standing Orders and Direct Debits

Hire Purchase Payments

Insurance Policies and Pension Plans

Travelling Expenses

(Petrol/Road Tax/Insurance/Running Costs)

Family Clothing

Savings for Holidays or Savings Plans

TV or other Licences

Any Other Expenses

Total Monthly (B)



## Notes

A large area of horizontal lines for taking notes, alternating between light blue and white. The lines are evenly spaced and cover most of the page's width and height.

## Viewing Appointment Record

Date	Address	Price	Comments

This Guide to Moving Home has been prepared for DAVID BALL AGENCIES of Newquay  
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