



Guide To Moving Home



Wheatacre House
Exchange Street
Attleborough,
Norfolk,
NR17 2AB

Tel: 01953 453838

www.millbanks.com

*Recommended and Referred
Through Reputation*

Established 1979

Welcome to Millbank Estate Agents

A Brief History

The company Millbank & Co was founded by the late David Millbank in 1979. David lived in the town and built a solid company providing a very traditional personal selling service to clients and purchasers alike. Millbank & Co acted as selling agents on many "new" home developments in the town including the popular award winning "Springfields" built by D & P Dunnett Builders Ltd.

Sadly David passed away in 1994 and later that year ownership of the company was taken up by Tony Beales FNAEA who runs the firm to this day.

When Tony Beales took over the business in 1994 he rebranded the company to "Millbank Estate Agents" giving it the distinctive diamond logo, together with a new orange and green corporate identity. The ethos was to retain the name that David Millbank had worked so hard to build, but at the same time give the company an identity to which people could identify with. At that time in 1994 the property market was in decline, property prices were falling, repossessions were on the up and there was a general feeling of apathy.

The staffing levels in those days was just Tony, a part time afternoon secretary and a part time Saturday afternoon receptionist. Advertising was a small black and white advert featuring approx 5 properties and all the boards were put up and taken down by Tony himself.



In 1997 the offices were mostly rebuilt following a flood in the flat above, a programme of refurbishment took place but it was still business as usual while all this work took place.

In 2008 the company expanded taking the ambitious step at the time of launching a lettings department trading as Millbank Letting Agents.

Millbank Estate Agents can also provide Property Auction Services in association with Auction House East Anglia, whereby through referral, clients can receive all the expert advice needed relating to auctioning a property.

Millbank Estate Agents are a pro-active company and in 2012 the company expanded into a refurbished prestigious double fronted two storey office prominently situated close by in Exchange Street. Millbank Estate Agents are Attleborough's longest established estate agent.

Our Ethos and Culture

The company's aim is to provide the best in customer service and create a selling environment where by all staff are focused and highly motivated.

Director Tony Beales commits himself to continually finding new ideas to improve the business, to offer greater customer service and to ensure that the staff including himself are happy and enjoy themselves.

In the Community

As a respected local firm, Millbank Estate Agents have long supported local charities, groups and organisations in the area with sponsorship and support providing gifts and donations. Millbank Estate Agents are the main club sponsor of Attleborough Town FC. Other beneficiaries include Attleborough Infant & Junior School Fetes, St Marys Church Attleborough Bazaars, Attleborough Amateur Boxing Club, Quidenham Children's Hospice, East Harling Cricket Club, Attleborough High School, Attleborough Christmas Lights, Attleborough In Bloom and The Darren Huckerby Trust which supports local groups and charities in Norfolk.

Millbank Estate Agents also support Children with Cancer and the Cure Parkinsons Trust which is a charity set up to help and provide funds to find a cure for the Parkinsons condition. We are always delighted to help where we can.



An introduction to the area

Attleborough is typically representative of the small and much sought after area in which to buy property in this attractive county.

Dating back to the first century, Norfolk is steeped in history and has strong links with the early Roman settlements. Being on the east coast of England, the county suffered numerous invasions from the Anglos and Saxons.

Nearly half the population live and work in the three major areas of Norwich, Kings Lynn and Great Yarmouth, which leaves the balance living in the small and charming villages which can be found right across the county. The area is flat and is a popular tourist destination with many attractive seaside locations and, of course, the Norfolk Broads which is an area of outstanding beauty.

Whilst Norfolk does not have a motorway, it has excellent road links to all other parts of the country, including the A11 which is completely dualled all the way to London.

The Great Eastern Railway Line links directly to Liverpool Street Station from Norwich, plus Norwich International Airport offers flights to other UK airports as well as international destinations.

Anyone thinking of buying a property in Norfolk will find it offers a refreshing escape from the hustle and bustle of busy Britain.

Around every corner you will find pretty villages and historic churches, miles and miles of unspoilt beaches, countryside and rivers teeming with wildlife, relaxed towns and a city with wonderful shops and tempting cafes.

Combine all of this with an exciting selection of things to do and a range of entertainment to suit all ages and you have Norfolk in a nutshell.

Attleborough is an historic market town with a population of 9700 (2001 census) which has increased since this date and is situated between Norwich and Thetford on the completely dualled A11 trunk road. The town has its own railway station with main line rail links to Norwich and Cambridge. There are a variety of shops and amenities including main banks, a building society, supermarkets, a main post office and also a sub post office in the Dodds Road convenience store.

There are public houses in the town centre, various restaurants plus the award winning Mulberry Tree Restaurant and bar. The town also has a public library, doctor's surgeries, dental practices and veterinary practitioners. A 4 tier schooling system is in operation with a first school, junior school, secondary school which has academy status and sixth form centre plus a special needs school in Chapel Road. There are many recreational facilities and groups including the Attleborough Players, Attleborough Amateur Boxing Club, Attleborough Town Football Club and The Attleborough Bowls Club.



Sales & Marketing Strategy

Our Selling Approach

At the point of all new instructions being received, our sales team will visit each new property listed with Millbank Estate Agents providing them with the opportunity of meeting our new clients face to face for the first time, as well as enabling them to see the property at first hand, identifying all the best selling points. This makes it easier to enthuse about the property to prospective buyers we have looking in the area. We find this to be very useful and certainly assists in the selling process.

Advertising

The extensive advertising coverage includes at no extra cost, newspaper advertising in full colour in the Attleborough Mercury, the Wymondham Mercury and the Diss Mercury which have a 26,000 circulation. We also advertise in the Theiford & Brandon newspaper along with the EDP on a Friday in the property supplement.

In addition we also produce our own magazine through the GUILD OF PROFESSIONAL ESTATE AGENTS which is circulated locally within the town and over a wider area throughout Norfolk, Suffolk and Essex via other Guild Members. We have 8 pages for 8 of our properties in each edition shown in the front of our bespoke magazine, which is produced every 6 weeks with a circulation of nearly 3,500.

There is also an electronic online version where we send a link via e-mail to all applicants on our database. Our on-line newsletter features all our latest new instructions and price reductions and is sent out regularly to all applicants on our database who are actively looking for property.

On-line

All our properties are widely advertised on the internet both on our own website millbanks.com and the UK industry leader rightmove.co.uk. With the Rightmove site we can provide you with the option of an "upgrade listing" by offering you the opportunity of a "Premium Display" and/or "Featured Property" which allows your property to "stand out from the crowd."

Our properties can also be seen on The Guild of Professional Estate Agents website plus onthemarket.com

All websites which showcase our properties provide us with a valuable and regular source of enquiries from applicants either seeking a move/relocation into this area or are just moving locally.

Property Sales Brochures

Our property sales brochures are prepared in full digital eye catching colour with all photographs taken in HD and colour floor plans which is all included within our selling fee. The brochures are circulated to our registered applicants from our database then followed up with phone calls to encourage early viewings.

Viewings

All viewings are arranged by prior appointment with our sellers direct. We can also provide accompanied viewing, whereby a member of our trained sales team will be able to personally show prospective buyers around your property. In such cases, we will contact you to advise when a viewing will take place. Viewings are followed up by our sales team to find out the applicants thoughts and findings with the results of our reaction/feedback questionnaire passed on to you at the earliest opportunity.



Contact Updates

We contact our sellers regularly with a résumé and update of the current market conditions, covering the general property marketing including the Rightmove Statistical Analysis which identifies the “hits and clicks” plus any additional advice we can give on the selling of your property which may come as result of the feedback questionnaires, this is all done to help us achieve a sale for you.

After Sales

When a sale has been agreed we closely follow and monitor the sale through to exchange of contracts and completion, keeping you informed of all progress along the way, this is particularly important as we are able to identify any situations that could occur early and sort them out, preventing them from being problems later on.

After Office Hours Service

We have an out of office hours phone divert service where we can be contacted, evenings, weekends and bank holidays, which is very useful in being able to arrange viewings, submit offers, provide assistance or even to just leave a message.

The Guild of Professional Estate Agents

We are members of The Guild of Professional Estate Agents providing us with additional coverage via over 800 member offices throughout the UK, including a central office in Park Lane, London where we have our own dedicated phone number enabling us to generate interest in our properties from the “Lucrative London Market.” All our properties can be accessed on touch screens in Central London from outside The Guild’s Head Office on Park Lane where applicants can register their details.

Referrals

For Independent Mortgage Advice we refer to Cavell Rose who will be delighted to arrange meetings either in the comfort of your own home or in our private first floor offices to discuss and tailor the right mortgage deal to suite your personal needs. For conveyancing we refer to local or national law firms who will prepare a quote based on your selling and/or purchase price.

The Property Ombudsman

We belong to The Property Ombudsman which is a redress organisation. This provides the opportunity for buyers, sellers, tenants and landlords to seek redress over any complaint they may have if a complaint cannot be resolved in-house. Millbank Estate Agents have a complaints procedure, a copy of which can be provided.

Money Laundering Regulations 2007

Millbank Estate Agents are legally obliged to comply with the laws relating to the Money Laundering Regulations 2007. Under these regulations an estate agent must be able to formally verify the identity of their clients, in order to comply with these regulations. Prior to instructions being received, 2 forms of identification (passport or driving licence together with a current utilities bill with your current address on it) will be required. A photocopy of a passport or driving licence, if sent in the post, will need to be countersigned by a professional person to confirm likeness and identity. Your co-operation is much appreciated.

Residential Letting and Property Management

We operate a very successful Residential Lettings and Property Management service based within our offices trading as Millbank Letting Agents. We offer a full property management service, along with Tenant Find Only and Tenant Find Only Including Rent Collection. We serve Attleborough, East Harling and the all surrounding villages, including as far out as Norwich plus the markets towns of Thetford, Diss, Dereham and Wymondham. Terms of business for our letting services are available on request by telephoning (01953)450373 or e-mailing lettings@millbanks.com





Millbank Letting Agents

Here at Millbank Letting Agents we provide a professional, fully managed residential rental property service giving landlords peace of mind that their property is being looked after to the highest standard.

This includes advice on compliance and legal responsibilities and regular property inspection visits with feedback and communication passed onto the landlord.

We also provide the collection and payment of rent and monthly financial reporting, handle all tenant enquiries, deal with all maintenance and/or repair issues along with many other services provided within our managed property package.

Should a landlord wish to manage the property themselves, then Millbank Letting Agents can provide a tenant find only service which is simply finding a tenant, going through the application process including referencing, then passing all the details onto the landlord once everything has been set up. We can also provide a Rent Collection and reporting service for Let Only Landlords.

We are always requiring more properties to rent out and have a continuous number of registered tenants looking for residential property in Attleborough and the surrounding area covering East to West from Diss to Dereham and from North to South: Hethersett to Thetford, an area of some 400 square miles.

If you are already a landlord and have a property to rent out or you have your own portfolio, contact our Lettings Team on 01953 450373 or email lettings@millbanks.com to find out how we can help you.

With a wealth of experience in the local area dating back to 1979, we offer comprehensive Estate Agency and Lettings service with extensive market knowledge in South Norfolk and Breckland areas.

A known and trusted agent in the local area, we realise that reputation is everything and in a world where professional integrity and common courtesy seems less and less important. It is important to us that our clients trust us as this is the cornerstone of our business ethos in the way we operate.

To maintain this level of success in an ever more competitive and regulated market place, we need to know our business and subscribe to the ethos of participating in continued professional development.





We are members of the National Federation of Property Professionals (NFOPP) incorporating The National Association of Estate Agents (NAEA) and The Association of Residential Letting Agents (ARLA) and are regulated by The Property Ombudsman (OEA), thus ensuring we are always kept up to date with the ever changing legislation.

In 2013 Millbank Letting Agents became a licensed ARLA agent (Association of Residential Letting Agents), membership is only achieved by agents who demonstrate that they have a thorough knowledge of their profession and that they conduct their business according to current best management practice.

By using a Millbank Letting Agents a Licensed ARLA agent, you are guaranteed:

- That the agency is covered by our Client Money Protection (CMP) Scheme. ARLA have the ability to make discretionary grants if you suffer financial loss due to the bankruptcy or dishonesty of the member or their firm.

- That the agency has Professional Indemnity Insurance. This ensures you are financially covered for successful claims relating to members' negligence, bad advice or mishandling of data.
- To be consulting with a qualified and trained agent who can give you professional up-to-date advice and guidance. All our members are required to carry out Continuous Professional Development (CPD) each year.
- That you are dealing with an agent who voluntarily follows the Code of Practice and Rules of Conduct laid down by their professional body. If an agent does not follow the code, they can be fined or in the worst cases expelled from membership of ARLA.
- That you have a route to redress should something go wrong. It is a mandatory requirement that all our members belong to an independent redress scheme, the choice being either the Ombudsman Services: Property or the Property Ombudsman Service. This gives you, the consumer, an added level of protection.

Maintaining our knowledge and understanding of legislation is imperative in this industry to ensure that both our landlords and tenants are kept fully up to date with their rights and regulations. This means we can consistently offer them the best advice throughout the letting process and thus protecting them to the best of our ability.

Many agents neglect to advise their landlords of imperative information particularly relating to current safety legislation.

For example: It is a common misconception to many landlords that Portable Appliance Testing and Electrical Installation Testing is not a legal requirement. But in fact, if any tenants are harmed as a result of not being tested or checked via the proper channels then they will become liable.

Landlords are legally required to show a duty of care to their tenants and by not having current and valid safety certificates on file, landlords are breaking the law. We advise all our client landlords of all the current and new legal requirements and even those areas that are not law, but may have impact on the landlord.



Rogers & Norton Solicitors - A friendly face in times of need

For most people buying a house and/or selling a house is the single largest transaction of their lives. Rogers & Norton can help guide you through the process and make the transaction of a house purchase or a house sale as stress free as possible.

Their Residential Conveyancing Team is one of the most well respected teams of Residential Conveyancers in the region.

They aim to make all transactions as smooth and stress free as possible. Rogers & Norton are approachable and at the same time, by using up to date technology and employing experienced staff, they aim to provide a quick and professional service.

Rogers & Norton would be delighted to provide a fully detailed conveyancing quotation for your needs, whether you are moving to the area or moving within the region.

Rogers & Norton will always explain to you the steps which will be involved in your transaction, from the initial stages of obtaining the title deeds and preparing a draft contract on your sale, to completing the transaction on the date when you move into your new home.

To assist you further they provide an explanation of some of the conveyancing phrases you may encounter when considering a sale or purchase.

Terms and Phrases

Seller - The party selling a property. May also be referred to as the Vendor.

Buyer - The party who is purchasing the property to be sold. May also be referred to as a Purchaser.

Deposit - The contract provides that the Buyer, at exchange of Contracts shall pay a deposit of 10% of the purchase price. In practice this is usually less than 10% especially if you have a sale and a purchase.

Conditions of Sale - These are set out in the Agreement for Sale. All Agreements have standard conditions of sale prescribed by The Law Society which set out the procedure that must be followed during the course of any sale.

Agreement of Sale - This is also known as a Contract. This is the document that is drawn up by the Solicitor acting for the Seller. It is produced in duplicate. It will set out the details of the Seller and Buyer, the purchase price, deposit and conditions of sale.

Title Deeds - The title to the property will be either of the following:-

Registered Title - This is a title that is registered at the Land Registry and the Register will be kept at the Land Registry.

Unregistered - This is a title that consists of a number of original deeds. Since 1989 all properties that are sold or transferred in England and Wales have had to be registered on the first transaction at the Land Registry.

Exchange of Contracts - This is the point in the transaction where the Buyer and Seller are committed to the sale and purchase under the terms of the Agreement for Sale.

Completion Date - This is the day you will move out of your property and move into your purchase property.

Freehold - This means that the building and the land on which it stands and any garden land, is owned together and forms a freehold title.

Leasehold - This is normally a flat; you will own the flat and the interior walls. You will have a Landlord who will own the land upon which the building stands and the exterior walls, roof and common parts which are freehold.



About Rogers & Norton Solicitors

Rogers & Norton Solicitors are a progressive firm of solicitors who were established in 1982 have many years of experience across a wide range of legal services, including helping people buy and sell property.

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 special 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.

Like all good solicitors they recognise the need to specialise and Rogers & Norton Solicitors have a dedicated team of professionals able to offer specialist advice across a broad range of legal issues.

Where Conveyancing is concerned, the practice has extensive experience and is able to offer a wide range of advice on all aspects.

Their services include:

- Company and Commercial Services
- Conveyancing
- Construction
- Employment
- HMRC Disputes and Litigation
- Licensing
- Litigation and Dispute Resolution
- Matrimonial and Family Law
- Personal Injury and Clinical Negligence
- Private Client / Wills and Probate

The house buying and selling process can be a minefield and there are a host of different processes which have to be covered.

Rogers & Norton Solicitors will keep you informed of each step and make sure that you understand just what is happening.

This is just an example of how the practice views the relationship between their clients and themselves. It is a partnership where everyone benefits from the final outcome.

Rogers & Norton 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.



Connaught Lodge, Connaught Road,
Attleborough, NR17 2BN
Tel: 01953 453 774
Email: mcg@rogers-norton.co.uk

Offering the best Legal Advice, at the time you need it

Buying a home is, for most of us the biggest financial deal we will be involved in, in our lifetime. It is a big moment and needs to be handled by a professional if all is to go according to plan.

Cutting corners to save money is often storing up trouble for the future which can often end up costing you far more in the long run.

Spire Solicitors, now incorporating Greenland Houchen Pomeroy Solicitors have been established for over one hundred and fifty years and the practice is keen to provide a first class service to their clients. They are an East Anglian based solicitor with five offices covering Norfolk.

They have gained a reputation for the quality of their service based on their understanding and commitment to fulfilling their client's wishes. A large number of their clients use them time and time again with many more coming from direct recommendations.

They will never compromise on service, their aim is to use their considerable experience and expertise to alleviate any of your concerns by being proactive and responsive to your individual needs.

They recognise that each and every client is different and there is no assembly line mentality to the conveyancing process. They offer a straight forward common sense service which explains everything in plain English.

Conveyancing can be a stressful time and part of the stress comes from feeling that you have little control over the process and have to just sit and wait for events to unfold.

You can expect to be regularly informed on the progress of your transaction which will keep you up to date with the latest developments.

They are also keen to extend their use of the latest technology, however, they will not let it get in the way of good old fashioned face to face personal service.

The practice are happy to offer a free quotation for their services and their web site allows you to apply for an online quote.

Your change in circumstances is also the ideal time to seek proper tax planning. This and the legal costs in producing Wills, are often much less costly than their clients expect.

The practice have a wide variety of services available to private clients as well as businesses in addition to residential and commercial conveyancing, these include, Wills, Tax and Probate, Family Law, Litigation and Disputes, Employment Law and Personal Injuries.

If you are about to buy or sell your home or have any other legal issues and you want it to be handled by professionals who will always treat you as an individual, then you should speak to Spire Solicitors, you will be pleasantly surprised.

Offering the best legal advice, at the time you need it.



The Priory
Church Street
Dereham
Norfolk
NR19 1DW
Tel: 01362 692424

Wymondham
5-7 Church Street
Wymondham
NR18 0PP
Tel: 01953 606351
Fax: 01953 601268

Watton
40 High Street
Watton, Thetford
IP25 6AE
Tel: 01953 882864
Fax: 01953 883035

Long Stratton
The Plain
Long Stratton
NR15 2XJ
Tel: 01508 530033
Fax: 01508 530088

Norwich 36-40
Prince of Wales Road
Norwich,
NR1 1HZ
Tel: 01603 677077
Fax: 01603 610700

Attleborough
The Pines
50 Connaught Road
Attleborough, NR17 2BP
Tel: 01953 453143
Fax: 01953 453970

Email: info@spiresolicitors.co.uk

www.spiresolicitors.co.uk







The complete Architectural Service

There are many individual reasons for needing the services of an architect - 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.

Jon Venning Architect are a respected architectural practice with over 25 years experience. They are recognised for many well-known projects throughout the area including leisure facilities, churches, doctors surgeries, commercial properties and residential developments.

They are also registered with the Architects Registration Board Chartered member of the RIBA, ensuring you peace of mind and security.

An architect should be involved from the earliest stages of your project, as they are able to offer you the benefit of their experience in deciding how to maximise the potential of your existing property or indeed, to propose ideas for the property you are about to purchase.

The list of services offered by Jon Venning Architect are many and varied:

- Architectural planning
- Contractual administration
- Construction design
- Construction management
- Building project management
- House design

Once you have decided on the specific area of your home or business that requires attention, they will draw up the plans and submit these to the Local Authority for Planning and Building Regulations.

They have a tremendous amount of knowledge and experience in how these two processes work and know how to satisfy the very demanding and specific requirements of a Local Authority.

They will also prepare the full building specifications needed to obtain competitive prices from various building contractors.

You can also expect them to set out their professional relationship at the start of the commission to reflect your needs.

The objectives of their clients are met by professionalism and maintaining the highest standards of performance, efficiently and economically.

Whatever your project, contact Jon Venning Architect and let them help you.

JON VENNING ARCHITECT

Hardwick House, Ipswich Road, Long Stratton,
Norwich, NR15 2TF
Tel: 01508 531 389

Email: venning.architect@gmail.com
www.jonvenningarchitect.org.uk



Who should I use to move home?

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 do the job properly. This family run business is John Ryder Removals based in Wymondham. The company has all the skills, equipment and experience you will ever need plus many years in business.

They offer their services to both domestic and business clients and can move a whole home or just a single item. Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

There are occasions when there is a gap between moving out and moving in and you may have to store all or part of your belongings. John Ryder Removals have the answer and can arrange storage in a secure storage facility, whether this is on a short or long term basis.

This is useful if you wish to de-clutter your home for decorating or whilst selling. You can have access to this unit as many times as you want by prior appointment.

For all your storage, removal and specialist needs you should contact John Ryder Removals. They have the experience to make sure everything goes to plan.

John Ryder Removals

REMOVALS & HOUSE CLEARANCE SPECIALISTS

Unit East End 1, The Green, Wicklewood,
Wymondham, NR18 9PX

Tel: 01953 605 553

Mobile: 07889 378 970

Email: sales@johnryder.co.uk www.johnryder.co.uk

Making your garden wildlife friendly

There are approximately 15 million gardens in the UK with some estimates putting their collective area at up to three million acres. Since 1900 Britain has lost at least 154 species of animal and 109 species of plant.

Much of this is due to the loss of habitat from housing, industrial developments and changes in farming practices.

If each of us that have a garden does just one or two little things to help the remaining wildlife then it will have a much better chance of surviving.

The UK has lost 90% of its lowland ponds so those in our gardens have a very important role to play in preserving the fascinating creatures found in them.

As a bonus the frogs and toads will eat the slugs and snails that have been munching their way through our plants

If you are thinking of planting a tree, firstly make sure it is the right size for your garden. Secondly consider choosing a native species.

In a recent study it was found that over 284 species were associated with the Oak, 15 with the Sycamore and none with the Plane tree. This diversity is the keystone to the success of our wildlife garden.

There are a lot of us that only have a back yard or balcony and feel that there is little that we can do, but this is not so.

A bird table or a bird bath will attract lots of different species who, once they know that food or water is available will return regularly. Hang up feeders and fill them with peanuts or specialist bird food.

There are many places to obtain advice on wildlife gardening, your local library, the web, your local wildlife club. A good start for birds is the R.S.P.B, www.rspb.org.uk.

For other wildlife try the Wildlife Trust, www.wildlifetrusts.org. Most important of all, relax, do not get hung up about it, anything you do is a help. Do something, sit back and enjoy the show.





For Kitchens that complete your home

Making changes to your new home, or updating your present property is a fact of life and it is normally the kitchen which demands your attention.

For many people it is the most important room in the house where the family spend a great deal of time. It is an area which can be used for entertaining, relaxing or working.

If you are looking for a kitchen that functions as good as it looks using the finest components, then look no further than Richard Allington Kitchens. They are one of the areas favourite suppliers and installers of quality fitted kitchens.

The business works closely with leading component and manufacturers to ensure your kitchen oozes style and individuality. Their kitchen ranges include contemporary, traditional, classic and shaker styles, they have a style to suit any home, from minimalism to rustic country living.

Their kitchen installation services include:

- Free standing kitchens
- Modern contemporary kitchens
- Kitchen refurbishment
- Bespoke kitchen design and installation
- Replacement kitchens
- Made to measure kitchens
- Fitted kitchen design and supply
- Sink installation
- Wall and floor tiling

They believe in teamwork with the most important player being you. Your ideas and tastes give them the inspiration to create a unique area which is built to the highest standards of design and workmanship, specifically for you.

Richard Allington Kitchens are manufactured in the traditional manner, glued and dowelled for strength to ensure there are no visible fixings or redundant holes.

When you buy a kitchen from them, you gain much more than an efficient work space, you gain a kitchen that is tailored to your lifestyle.

It will be tough enough to withstand almost anything you can throw at it, yet still comes stylishly equipped with all the latest technology.

Richard Allington Kitchens hold true to the traditional values of high quality workmanship and value for money. As part of their full design service they take time with you, the client, and listen carefully to everything you say.

They work with you to ensure that each kitchen will reflect your own personal style, and that you will want to show it off to friends and family. The business will also carry out all the ancillary work required, such as plumbing.

They realise how important it is to get every detail right in your new kitchen especially as it should last a long time. You can contact them on the details shown below, or alternatively, visit them at their impressive showroom.

RICHARD ALLINGTON *Kitchens*

14 Connaught Road, Attleborough
Norfolk, NR17 2BN

Tel: 01953 459 817

Email: info@richardallington.co.uk

www.richardallington.co.uk

Norfolk and Park Lane Blinds – For choice, quality and service

Blinds are becoming an increasingly popular choice for home owners. A good quality blind will deflect a lot of solar radiation during the day, helping to protect our belongings and keeping our rooms cooler in the summer.

During the evening, a blind offers a feeling of privacy and security whilst adding colour and texture to the room, however, it is important to choose carefully.

Norfolk and Park Lane Blinds is a family run business first established in 1983 as Park Lane Blinds. The business merged with Norfolk Blinds in 2003.

They have established an enviable reputation and have a wealth of knowledge and experience in this very specialised area.

Their impressive product offering includes:

- Conservatory Blinds
- Perfect Fit Blinds
- Pleated Blinds
- Vertical Blinds
- Roller Blinds
- Roman Blinds
- Venetian Blinds

Norfolk and Park Lane Blinds are specialists in perfect fit blinds for conservatory roofs and windows, (no drilling or screwing into window or roof frames) for a quick and clean installation.

Quality and value for money are synonymous with the business and their extensive range can be viewed at their impressive showroom on 68 Hellesdon Park Road.

They offer a bespoke service, including FREE advice, FREE measuring and FREE fitting on their products.

When you first move into your new home you justifiably want to stamp your personality on it by decorating or changing your surroundings.

The finishing touch is usually the window covering and having the right colour and texture of blind fitted can make all the difference to the ambiance of the room.

It is therefore a smart move to take advice from an expert who can help you make the right decision.

For a free no obligation quote on a vast selection of top quality blinds at very competitive prices, visit Norfolk and Park Lane Blinds without delay.

Norfolk
AND PARK LANE BLINDS

68 Hellesdon Park Road, Hellesdon,
Norwich, Norfolk, NR6 5DR
Tel: 01603 483 767
Email: norpark@tiscali.co.uk
www.norfolkandparklane-blinds.co.uk







Creating exceptional living spaces

Uniquely Interiors is an interior design company specialising in transforming houses into perfect homes.

With an experienced and creative team they offer the client a highly personalised service which ensures a smooth journey from concept to completion.

The experience of the team covers both furnishing new homes and refurbishing old houses. Uniquely Interiors can offer ideas for bringing a new lease of life to your house, transforming a tired room, or updating a loved piece of furniture.

Uniquely Interiors have a reputation built on their in-depth understanding of their clients needs and wishes for their home and will translate these aspirations into a reality.

The Uniquely Interiors design service starts with a free initial consultation to assist the client in developing their personal requirements, while also providing advice on design and costings. From here a number of ideas are developed for further discussion, including colour schemes, wallpaper, paints, flooring and furnishing fabrics. Visualisation drawings, samples and mood boards are produced to illustrate the designs and bring the scheme to life.

The team ensures that every part of the design is tailored to meet the needs of the client, providing a balance between style, usability and budget. They understand that practicality and function are as important as design.

Uniquely Interiors can advise on new or vintage furniture to complement any existing items which creates a holistic approach to your interior, whether it is traditional, rural, modern, urban or something more eclectic. From a whole interior to a single product, creating a statement with Uniquely Interiors is an investment in the future.

The Uniquely Interiors service includes:

- Full Interior Design Service
- Soft Furnishings and Cushions
- Wallpaper and Paint
- Carpets and Floor Coverings
- Furniture Re-upholstery
- Interior Accessories
- Curtains and much more

Once the ideal interior design scheme has been agreed, Uniquely Interiors can arrange and project manage all the work, obtaining costs and source the materials and furniture required to complete the project. However, they can also provide a partial service for any stage of the design and implementation process so that the client may select which services best suit their project.

The final flourish for any home comes with the interior accessories such as lamps, cushions, rugs and vases, which the company can advise on and obtain for the client. As a result of their wide range of knowledge in this area, in 2012 Uniquely Interiors launched their own online shop, called 'Uniquely Eclectic'. Their aim was to bring innovative and vintage furniture and interesting homewares to a wider audience.

Whatever your project, Uniquely Interiors will be with you all the way.



Uniquely
Interiors
ECLECTIC DESIGNS

32 Amderley Drive, Norwich, NR4 6HZ
Mobile: 07858 291 774
Email: design@uniquely-interiors.co.uk
www.uniquely-interiors.co.uk
www.uniquelyeclectic.co.uk

Small enough to care, large enough to cope

It is often the parts of our property which we cannot see that can cause us problems in the future and our electricians are no exception. With electrical wiring, continual use can lead to degradation and eventually failure.

This is why you should contact **Ashley's Electrical Services**, who are a friendly business with over 25 years experience, offering a one stop shop for all your electrical, security, fire and cabling needs.

They carry out work across Norfolk and Suffolk and are specialists in domestic, commercial and light industrial work. Listed below are a range of their services.

- Fault finding and Repair
- Re-wires
- New build
- Periodic Inspection Report / Electrical Condition Report

- Consumer units replaced / upgraded to current regulations
- Electrical Central Heating from Intelliheat
- Smoke detectors and fire alarms
- Emergency Lighting

Ashley's Electrical Services are approved NICEIC domestic installers which means their work is carried out to the highest of standards.

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.

They also specialise in fire and security solutions encompassing smoke and fire alarms. For the homeowner who is looking to protect their property, they offer a full and complete solution.

When you do contact the business, you can expect them to listen to your needs and offer you all the advice and guidance you will require.

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

If you have a problem with your electricians, or you have a security or cabling need, you should contact Ashley's Electrical Services.

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



Tel: 01508 488 071

Mobile: 07787 376 416

Email: ashelec@btconnect.com

www.ashleyselectrical.co.uk







Miller Maintenance - Property Maintenance and Home Improvement Specialists

Buying a home is probably the biggest purchase you will ever make and looking after this asset is essential. There are so many areas which will need maintenance and repair to keep them in top condition.

Failure to keep on top of the basics can be a false economy that will lead to costly repairs in the future.

The answer is to contact Miller Maintenance who are based in Norfolk.

The business offers total peace of mind when it comes to choosing a quality property maintenance company.

They have built up an excellent reputation in the local area and now receive recommendations from satisfied customers which speaks volumes about the quality of their work.

They are the key to safe and reliable property maintenance and management, covering all aspects of building maintenance and caretaking.

Whatever your requirements they have the expertise to satisfy your needs quickly and to a very high standard. They will agree a price and a timescale which is convenient to you.

Miller Maintenance are a company who are small enough to care and large enough to cope and you would do well to contact them and let them show you what they can offer.

We have all invested a great deal of money in our homes and the last thing we need is something undermining this.

More and more home owners are contacting Miller Maintenance and asking them to look after their investment.

Would it not be wise for you to give them a ring and ask for a free of charge quotation?

Whatever your need, remember the name Miller Maintenance and you can be assured of a favourable outcome.



25 Foxglove Road, Attleborough, Norfolk, NR17 2QJ

Tel: 01953 455 486

Fax: 01953 455 486

Mobile: 07901 855 840

Email: enquiries@millermaintenance.co.uk

www.millermaintenance.co.uk

PQI Plumbing & Heating - Quality Service, Quality People, Quality Products

PQI Plumbing & Heating, are a friendly business with many years experience, offering a one stop shop for all your domestic plumbing and heating needs.

They are friendly and responsive to their customers needs and appreciate the fact that a great deal of their work comes from personal recommendations which speaks volumes for the standard of their work.

When you are moving into your new home you are going to decide on the changes you want to make and some of these may involve gas. Indeed if you are buying a rural property, you may well find that there is no gas supply available. This need not be an issue.

The business offers the home owner a complete service from 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.

PQI Plumbing & Heating are Gas Safe registered which means their work is carried out to the highest of standards.

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. PQI Plumbing & Heating have all the relevant approvals and certification.

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 PQI Plumbing & Heating are just a phone call away and are always pleased to assist you.

PQI Plumbing & Heating

17 Canons Close, Thetford,
Norfolk, IP24 3PW
Mobile: 07825 735 700 / 07875 509 861
Email: pqi plumbing and heating@yahoo.co.uk







Fencing and Landscaping at its best

Once you have moved into your new home, it will not be long before you will want to stamp your own individuality on it and your garden is often the biggest singular space available to you and your family.

This area should be treated as an outdoor room with huge potential for many uses depending on your lifestyle – relaxing, eating, playing and entertaining.

Situated in the market town of Attleborough, K M Services have over 25 years experience in the building and landscaping trade.

K M Services is a company who are passionate about delivering high quality landscaping solutions. They undertake a wide range of projects, both domestic and commercial, throughout Attleborough and the surrounding areas.

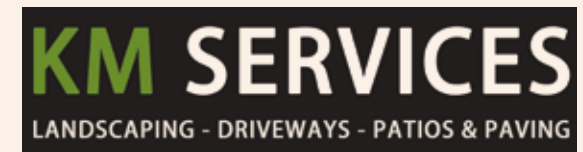
They pride themselves on designing interesting and exciting gardens that incorporate features such as:

- Block Paving
- Driveway Maintenance
- Fencing
- Landscape Gardening
- Patios and much more

Along with their experienced landscaping knowledge they can offer their clients a complete landscaping package using the best materials available which are often locally sourced.

Their time served craftsmen will discuss your needs at length either over the phone or in person. K M Services pays great attention to detail and the company has a very thorough quality control policy and comprehensive company insurance. All their work is fully guaranteed.

For a beautiful and functional, well maintained garden, contact K M Services or visit their web site at www.landscapinginnorwich.com



57 Besthorpe Road, Attleborough, NR17 2NQ

Tel: 01953 452 894

Mobile: 07780 978 157

www.landscapinginnorwich.com

Roofing with integrity

One of the most neglected areas of any house is the roof, yet it is also one of the most important. It keeps us dry and if properly insulated keeps us warm during those long winter months, however, high winds, age and nature are bound to have an influence on the life of the roof.

Your roof should be periodically checked, particularly after stormy weather, also if you have just moved into your property, it would be wise to call in a specialist roofer and ask them to carry out a survey.

A Royden Roofing have many years experience of working in Attleborough and the surrounding areas.

They are proud to boast that the business provides a thorough and professional service and are fully committed to total customer satisfaction.

They offer an extensive range of services, some of these are listed below:

- Slating and Tiling Specialists
- New Roofs, Re-Roofing, Repairs
- Emergency Roof Repairs
- Free Written Quotations
- No Call Out Charge
- Velux Windows Fitted
- Fibre Glass Flat Roofing

The company guarantees completion of work to the highest standards of quality and in compliance with the most up-to-date Building and Health and Safety Regulations.

By working closely with each client and fully discussing and documenting their exact requirements, they are able to agree the cost and timescales in advance of starting any given job.

Their teams of qualified personnel are available to provide free surveys and no-obligation quotes. Their work provides a cost-effective solution for all your roofing needs.

If you have a concern about your roof, the business will be more than happy to carry out a full inspection. Fixing a potential problem now can save you thousands of pounds in the future.

Finding a well established, reliable roofing company need not be a problem. All you have to do is contact A Royden Roofing.

A Royden Roofing

155 Besthorpe Road, Attleborough, NR17 2NJ

Tel: 01953 456 784

Mobile: 07747 614 482







Dentistry at its best

It is a fact that we are living longer now than at any time before and for this very reason we must ensure that we look after our teeth.

Church Street Dental Practice are only too aware of the tremendous price which is paid for neglecting our teeth and they have established their practice to offer first class treatment to all.

It is especially important that children and the elderly have these regular inspections, in order that any possible problems can be spotted and treated at the earliest opportunity.

It is also common sense to educate children into good dental habits at the earliest opportunity.

The team at the practice are dedicated to offering and achieving good dental health for all members of the family and they also believe that prevention is better than cure.

The practice offers their clients a friendly and relaxed atmosphere which helps dispel any initial apprehension.

If you are worried about any treatment the staff at the surgery will spend time explaining the procedures and gaining your confidence. You will be assured that you are in control of your treatment.

They offer their clients a comprehensive range of treatments which includes general dentistry and also cosmetic dentistry such as tooth whitening, crowns, veneers and bridges, hygiene treatments, orthodontic tooth straightening (Invisalign and Inman Aligner coming soon) and implant crown restorations.

Facial Aesthetic clinic

Church Street Dental Practice is also pleased to announce the launch of its new facial aesthetic clinic.

A snapshot of their services;

- ZO therapeutic treatment for treatment of acne, pigmentation and daily skincare solutions to create and maintain healthy skin.

- Facial line softening to reduce the appearance of wrinkles.
- Dermal fillers to fill fine lines, wrinkles and folds.
- Restylane TM lip enhancement for natural, plumper and fuller lips.
- Derma Pen microneedling for collagen induction, improvement of stretch marks and acne scarring.
- IPL for unwanted hair reduction.
- Rejuvenating and purifying peels to improve the appearance of skin, and give the complexion a boost for radiant skin.
- Mesotherapy to replace natural occurring vitamins and nutrients to hydrate and nourish the skin.



London House, 6A Church Street,
Attleborough, NR17 2AH
Tel: 01953 454 358
Mobile: 07797 885 184
Email: info@cspd.co
www.cspd.co

Welcome To Abbeygate in Wymondham and Attleborough

Nearly all of us have a car and it goes without saying that it will need regularly servicing, repairing once in a while and ultimately replaced. Based in Wymondham and Attleborough, Abbeygate Garages Ltd are a privately owned car dealership who put customer service at the centre of everything they do.

With over 35 years experience, Abbeygate Garages Ltd aim to serve customers across South Norwich and Norfolk. However, they recognise that the majority of their trade will come from local people who have every right to expect that they will receive the best possible service, both from the mechanical and personal points of view.

All locations are easily found just off the main A11 bypass, clear of daily traffic congestion and very close to the Rail and Bus networks.

In Wymondham the dealership is Ford franchised and offers new and used Ford's from 4x4's to small family runarounds. This is backed up by full Ford main dealer facilities such as finance, servicing, warranty work and repairs. There is also an Esso petrol forecourt and convenience store.

In Attleborough, Abbeygate offers an extensive range of quality used vehicles of all marques along with an Esso petrol forecourt and convenience store located right in the centre of town.

Abbeygate's friendly staff are on hand to offer any advice you may need to come to a decision. However, there is no hard sell and the final decision will always be yours.

Abbeygate Accident Repair Centre is located on London Road, Wymondham, where they will repair your vehicle quickly and professionally, with minimal disruption to you. They act for many leading insurance companies and will collect and provide a courtesy car where applicable.

If you are looking for a friendly, efficient and customer orientated company who put themselves at the heart of the community then Abbeygate Garages Ltd should be your first port of call.

Abbeygate

Abbeygate Wymondham

89-93 Norwich Road, Wymondham, NR18 0SH

Tel: 01953 601602

www.abbeygatecars.co.uk



Abbeygate Attleborough

Exchange Street, Attleborough, NR17 2AB

Tel: 01953 455585

www.abbeygatecarsattleborough.co.uk

Abbeygate Accident Repair Centre

30 London Rd, Wymondham, NR18 9JD

Tel: 01953 602288





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)

Homebuyers Checklist

Checklist 1 - The Buying Cycle

- | | | | |
|-------------------------------------|--------------------------|------------------------|--------------------------|
| Enquire about Mortgage availability | <input type="checkbox"/> | Obtain Removal Quote | <input type="checkbox"/> |
| Make an offer on the property | <input type="checkbox"/> | Exchange Contracts | <input type="checkbox"/> |
| Nominate a Solicitor to act for you | <input type="checkbox"/> | Completion Date agreed | <input type="checkbox"/> |

Checklist 2 - Essential Contacts

- | | | | |
|---------------------------------|--------------------------|---------------------------------|--------------------------|
| Electric Company | | Gas Company | |
| (Final reading at old property) | <input type="checkbox"/> | (Final reading at old property) | <input type="checkbox"/> |
| (Connection at new property) | <input type="checkbox"/> | (Connection at new property) | <input type="checkbox"/> |
| Water Company | | Phone Company | |
| (Inform both old and new) | <input type="checkbox"/> | (Disconnect at old property) | <input type="checkbox"/> |
| Book Your Removal | <input type="checkbox"/> | (Connection at new property) | <input type="checkbox"/> |

Checklist 3 - Important Contacts

- | | | | |
|--------------|--------------------------|------------------|--------------------------|
| Family | <input type="checkbox"/> | Building Society | <input type="checkbox"/> |
| Store Cards | <input type="checkbox"/> | AA/RAC etc: | <input type="checkbox"/> |
| Sports Clubs | <input type="checkbox"/> | Dentist | <input type="checkbox"/> |
| Chiropodists | <input type="checkbox"/> | Post Office | <input type="checkbox"/> |
| TV Licence | <input type="checkbox"/> | Bank | <input type="checkbox"/> |
| Employers | <input type="checkbox"/> | DVLA | <input type="checkbox"/> |
| Credit Cards | <input type="checkbox"/> | Doctor | <input type="checkbox"/> |
| Milkman | <input type="checkbox"/> | Hire Purchase | <input type="checkbox"/> |
| Opticians | <input type="checkbox"/> | Vets | <input type="checkbox"/> |
| Council Tax | <input type="checkbox"/> | Friends | <input type="checkbox"/> |

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

- | | | | |
|-----------------|--------------------------|-------------------|--------------------------|
| Food and Drink | <input type="checkbox"/> | Cooking Utensils | <input type="checkbox"/> |
| Light Bulbs | <input type="checkbox"/> | Bed Linen | <input type="checkbox"/> |
| Vital Documents | <input type="checkbox"/> | Credit Cards | <input type="checkbox"/> |
| First Aid | <input type="checkbox"/> | Medicine | <input type="checkbox"/> |
| Jewellery | <input type="checkbox"/> | Washing Up Liquid | <input type="checkbox"/> |
| Bin Liners | <input type="checkbox"/> | Toilet Paper | <input type="checkbox"/> |
| Toys | <input type="checkbox"/> | Cash/Cheques | <input type="checkbox"/> |
| Spare Clothes | <input type="checkbox"/> | Essential Tools | <input type="checkbox"/> |
| Eating Utensils | <input type="checkbox"/> | Soap | <input type="checkbox"/> |

Useful Telephone Numbers

Councils

Norwich City Council	01603 212 212
Norfolk County Council	0844 800 8020
Breckland District Council	01362 656870
South Norfolk District Council	01508 533633
Attleborough Town Hall	01953 456194

Emergency Services

Norfolk Constabulary	08454 564 567
Crimestoppers	0800 555 111
Norfolk Fire Service	01603 810 351

National Gas Emergency Service

Floodline	0800 111 999
Environmental Emergencies	0845 988 11 88
	0800 80 70 60

Hospitals

Norfolk & Norwich University Trust	01603 286 286
James Paget University Hospital	01493 452 452
Queen Elizabeth Hospital	01553 613 613

Utilities

EDF Energy	0800 783 88 38
Scottish Power	0800 40 02 00
British Gas	0800 072 52 30
Anglian Water Services	08457 145 145
British Telecom (Moving House)	0800 80 01 23

Travel Information

Norwich International Airport	01603 41 19 23
Stansted International Airport	0870 000 03 03
Luton International Airport	01582 40 51 00
Heathrow International Airport	0870 000 01 23
Gatwick International Airport	0870 000 24 68
National Rail Enquiries	08457 48 49 50
Travel Line (bus, coach etc.)	0870 608 26 08

This Guide to Moving Home has been prepared for MILLBANK ESTATE AGENTS of Attleborough by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH
T: 0800 1303 556 E: glaric@aol.com W: www.glaric.com

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Viewing Appointment Record

Date	Address	Price	Comments



Sales Office
Wheatacre House
Exchange Street
Attleborough,
Norfolk,
NR17 2AB

Tel: 01953 453838
Fax: 01953 454681
Email: enquiries@millbanks.com

Letting Office
Wheatacre House
Exchange Street
Attleborough,
Norfolk,
NR17 2AB

Tel: 01953 450373
Fax: 01953 454681
Email: lettings@millbanks.com



www.millbanks.com