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Issue: 156
March 2016

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Business park celebrates success

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Editor's Comment



IT is fantastic news to hear that Taylor Business Park is full to capacity for the first time in many years.

It is great news for the local economy and great news for a local business which has shown lots of support for the local community.

It also shows that the general economy is hopefully continuing to move in the right direction, although I hear conflicting reports on this from the many businesses we deal with, whether small, medium or large.

But congratulations to Paul Taylor and his team on their achievement.

The fact that the business park is now full to capacity and creating so many jobs in and around the area also shows what a travesty it would be if the park disappeared as a result of the HS2 project, which currently has a route which would result in the loss of the business park.

The impact on the local community would be nothing short of devastating.

Knowing Paul as I do he won't rest on his laurels and will continue to fight the good fight - hopefully ensuring the business park can continue to serve the local community for many more years to come.

It is a heart beat of the local community at many levels.

We wish Paul well for the future and the best of luck in the ongoing

campaign to persuade the powers that be to find an alternative route for HS2 which does not blight the business Park and local area in general.

Meanwhile the ongoing issue with travellers at Silver Lane just down the road from the business park continues to cause problems, with the recently erected barrier failing to deter those determined to park up on the highway.

Again this shows the urgent need for an official travellers site somewhere in Warrington - but where that location will be - who knows.

As soon as one suggested location was leaked last year Warrington Borough Council almost went into complete meltdown, denying a location had been shortlisted, following allegations of decisions

being made behind closed doors. With elections looming in May I can't see any politicians making a decision on this hot potato any time soon.

But until Warrington has a designated site for travellers I can't see the Silver lane issue, or any of the other sites which are being used on a regular basis, disappearing any time soon.

Deadline for the April issue of Culcheth Life is March 15



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Councillor's action call on travellers

CULCHETH and Glazebury councillor Sue Bland is pressing for urgent action to resolve problems caused by travelling people, following two recent incursions on the Silver Lane site at Risley.

On each occasion, extensive damage was caused to the

barrier erected specifically to keep travellers from moving onto the site.

Cllr Bland said: "Each time this happens a cost in incurred having repairs carried out to the barrier. It is not possible for the police to take action against the culprits because there is never any direct evidence

against an individual.

"What is needed is a transit site for travellers serving the whole borough"

Cllr Bland wants to know why the task group set up by the borough council to find a traveller site has not met since 2014.

She said: "I think the problem is that the group is made up of councillors. What is needed is an independent body. As long as we have councillors dealing with it there is little chance of it being resolved because, understandably, no councillor wants the site to be on his or her patch.

"But it has got to go somewhere

– and an independent body might be able to make the decision."

Over the years, the Silver Lane site has been invaded by travellers on numerous occasions.

On one occasion, travellers moved onto the village green in the centre of Culcheth, causing fury among local people. But Culcheth and Glazebury Parish Council, helped by a £1,000 grant from the borough's East Area Board, has provided low-level barriers to prevent vehicles being driven onto the Green, which can be removed for special occasions such as Community Day.



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Raiders ransack elderly couple's home

RAIDERS broke into an elderly couple's home while they were out and ransacked the property.

The intruders took a quantity of sentimental jewellery and a large amount of Euro's the couple had been saving for a holiday after making an untidy search of their bedroom. Now police are appealing for information from the public following the burglary in Roughlea Avenue, Culcheth.

The incident is believed to have taken place sometime between 4pm and 7.45pm on Saturday, January 30. The incident left the victims extremely shaken. Anyone with information should call the police on 101 quoting incident number 788 of 30/1/2016. Alternatively information can be reported anonymously to Crimestoppers on 0800 555 111.

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Business Park celebrates success

THE staff at Taylor Business Park are celebrating as they've managed to fill their business park.

Managing Director, Paul Taylor, said: "We're full! Over fifty properties and 500 employees on site and we're fully let."

"It doesn't happen very often, in fact it's only happened twice in my lifetime but when it does we don't mind bragging about it a bit!"

"Our Business Park is a good barometer when it comes to the

regional economy. The fact we have a full site and service companies such as Wags Doggy Daycare and Spa Beautiful on here are clear signs that things are going well.

"A pleasant rural setting close to the village, ample free parking and the fastest business internet speeds in Cheshire certainly help. Add to that the 24/7 security guards, excellent gardening and maintenance team, and management that are always on

site for you when you need us and what's not to love? We challenge people to find a better place to work.

"No doubt there will be movement from some tenants in the coming months. With this many companies on here there's always someone that is expanding and needs a bigger property but we're going to savour the moment for a little while longer hopefully."



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Schools win awards for anti-bullying projects

THREE local schools have been praised for their efforts to tackle bullying after taking part in an initiative called "Wise Up".

The initiative was led by Warrington Speak Up, on behalf of the Warrington Hate Crime Partnership, supported by the borough council and Cheshire Police.

Newchurch Primary School, Culcheth, collected a gold award and Croft Primary School and St Lewis' RC Primary School, Croft, picked up bronze awards.

Altogether, 20 schools across the borough received gold, silver or bronze awards.

All the schools taking part demonstrated the importance of creating a safe environment where children could be free from bullying, especially those who might feel vulnerable or targeted because of a disability, or because they came from a minority ethnic background or because of their sexual orientation or religious beliefs.

Examples of good practice included having school policies on tackling bullying and hate; school assemblies; anti-bullying weeks; buddy benches; celebrations of diversity and building an understanding of equality into the curriculum.

Cllr Jean Carter, the borough council's lead member for children and young people's services, said: "We know the significant and damaging impact hate crime and

bullying can have on children, families and communities, so it is really heartening to see so many schools taking part in this initiative and I am so pleased to hear that there are policies in place to tackle hate crime and bullying in our schools."

The awards were presented to schools by the Mayor Cllr Geoff Settle at a ceremony in the town centre. Gold awards were presented to schools which demonstrated outstanding practice.

Further information can be found at www.warrington.gov.uk/hatecrime



18 trees planted across village

THE borough council's parks and woodlands department have planted 18 trees on five sites across Culcheth – and by doing so have won praise from one their sternest critics.

Local resident Janet Evans believes the department deserves credit because have done a "great job" in replacing trees which had been felled.

She said: "They are often quick enough to cut trees down without replacing them, but in this instance they deserve some credit because they have done a great job."

Four Oaks have been planted on Culcheth Hall Drive, two Purple Beech along Warrington Road, two Beech outside Culcheth High School, five Prunus avium plana near the Raven public house, near Mee Brow and two Weeping Willow, two Silver Birch and one Oak on Culcheth Green.

Most of the trees were planted to replace ones which were diseased and, in some cases, were becoming a health and safety hazard.





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Parties name their ele

LABOUR and the Conservatives have named their candidates to contest the Culcheth, Glazebury and Croft seat in the borough council elections on May 5.

The Conservatives have chosen two existing councillors and a local businessman while Labour have selected two councillors and a former councillor.

Labour's team is former borough councillor Jan Davidson, who represented the Westbrook area and also served on Westbrook Parish Council, and Cllr Matt Smith and Cllr Joan Grime, who are both currently members of Culcheth and Glazebury Parish Council.

Veteran Conservative councillor Sue Bland is seeking re-election and is joined by Val Allen, a member of Croft Parish Council,

and businessman Dean Bibby.

All three live in the ward. Cllr Sue Bland said: "I am pleased to have been selected to stand once again in the ward I live and to be asked to tackle the issues that concern me and the residents of Culcheth, Glazebury and Croft. I will be working closely with Val and Dean and I know we are the right team to get the job done."

Warrington North Conservative Association Chairman Frank Allen said, "I believe that Sue, Val and Dean are the right team for Culcheth, Glazebury and Croft, who will work hard for all our residents. Being local will mean they will already have a good idea of what needs to be done and what issues concern residents the most."



MP supports remaining in Europe

CULCHETH based Warrington North MP Helen Jones will be voting to remain in Europe.

Helen said: "This referendum is not about individual politicians but about the millions of working people who would be affected if we leave the EU. Membership creates employment, secures growth, and encourages investment – 3.5 million jobs are dependent on being in the EU, which accounts for the majority of our trade. Each family is on average £3,000 better off ...as a result of our being in the EU."

"EU membership also enables us to tackle cross-border issues where only through international action can we find a solution, such as climate change, tracking down criminals, terrorism and tax havens."

"We must avoid the uncertainty and chaos that would follow an exit. For our economy, our security and our futures we need to remain in the EU."

Smiley Sid to put brakes on drivers

"SMILEY Sid" speed indication devices will soon be putting the brakes on motorists passing through Culcheth and Glazebury.

The parish council has agreed to purchase two of the devices which flash up a warning sign to drivers who are exceeding the speed limit.

Six suitable sites will be identified on the main roads in and out of the two villages and the signs will be rotated around the different locations so that drivers do not become familiar with where they area.

Speeding by vehicles passing through the two villages is one of the most common issues raised with councillors by members of the public and it is hoped the signs will make a significant difference.

Three-storey house appeal dismissed

A PLAN to demolish a bungalow on a Green Belt site in Kenyon Lane, Kenyon and replace it with a three storey detached house has been thrown out by a planning inspector following an appeal against the original refusal of planning consent by the borough council in April last year.

Susan Ashworth, the inspector who dealt with the appeal says there is a dispute between the appellant and the council over the precise measurements of the proposed house compared with the existing bungalow.

But even taking the appellant's best case, the proposed house would be 95 per cent larger than the existing. In addition there would be an increase in height of around 60 per cent.

This significant increase in scale would be visually apparent in that the form, bulk and massing of the building would be considerable greater than that of the existing building. Although the proposed house would provide enhanced and more energy efficient family accommodation for the appellants, this was not a special reason overriding the fact that the house would be an inappropriate development in the Green Belt.

action teams



Bents new charity of the year



BENT'S Garden and Home at Glazebury has chosen leading epilepsy organisation Epilepsy Action as its charity of the year.

Fundraising will begin in earnest from April 1, when the official handover will take place but Bents has decided to announce the name of the charity now, to help raise awareness of its first fundraising event for the organisation which exists to improve the lives of everyone affected by the condition.

Easter comes early this year so Epilepsy Action's national Easter Bunny Hop will be taking place at venues around the country on Saturday March 26.

Bents will be holding its own 'Bunny Hop' through Windy Bank Woods and would like to encourage as many people as possible to get involved in what will be a fun and family friendly event.

People of all ages are encouraged to sign up, dress up, shake their bunny tails and take part in the 5K challenge, whether walking, running or hopping! Starting from Bents' car park, participants will follow a guided route through the woods, completing the course back

at the Centre where an Easter treat will await.

Entry is £2.50 for children, £5 for adults or £10 for a family of four, all of which will be donated to Epilepsy Action, helping to kick start Bents' year of fundraising. To register and find out more about the event visit bents.co.uk

Managing director Matthew Bent said: "We have had a fantastic year supporting the Cystic Fibrosis Trust and have smashed all previous records. I'm not going to reveal the total just yet as there are still a couple of months of fundraising to go, but it's already a figure we're hugely proud of."

"With the charity handover taking place on April 1 and Epilepsy Action's Easter Bunny Hop on March 26 it was too good an opportunity not to take part and start our 2016 fundraising total."

Bents has also got involved in National Doodle Day - a day when people living with epilepsy, friends, family and famous faces join together to draw a line through epilepsy - by drawing its own doodle.

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Get involved and help your village!

THE East Area Neighbourhood Board which covers the villages of Culcheth, Croft and Glazebury is looking for new resident members.

Those who join the board will have a say in where money is spent in the village and be able to offer help and support to local community groups.

They've helped to deliver projects such as the Culcheth youth shelter (pictured) and have given tens of thousands of pounds to a huge variety of local charities and community groups to help fund projects.

Local businessman Paul Taylor from Taylor Business Park said: "Working with the board over the last six or seven years has been very rewarding. You get a much better understanding with regards to local council funding, the difficulties they have with all the cuts going on, and how it affects our area.

You get to meet and discuss issues with local councillors, police officers and third sector groups who regularly attend these meetings.

"More than anything I think, it's made me aware of just how many people do that little bit (and sometimes a lot) for their local community.

The sheer number of volunteers and community groups we have, and the difference they make makes me extremely proud to live here in Culcheth."

They are particularly looking for residents from Croft, Culcheth, Glazebury, Paddington and Bruche.

For more information or to apply, please contact Ruth on 07827 232563, or rwhitworth@warrington.gov.uk before March 8 when applications will close.



Tiptoeing through the tombstones

TIPTOEING through the Tombstones was the unusual title of guest speaker Rina Tillinger's talk at the monthly meeting of Newchurch WI.

Rina, born in the US but a Cheshire resident for many years, has visited many tombstones all over the world.

She showed inscriptions from her old home in Indiana and from all over the British Isles and also from New Zealand and Australia. The early graves often reflected the sadness of infant mortality and death in childbirth but there were some ladies who had produced more than 20 children before reaching a great age.

Violent death also featured, whether in war or by murder or by police action in the case of one of the Dillinger gang who is buried in Rina's home town. Natural disasters and sad accidents were common causes then as now, so it was good to read of long and happy lives, as in the case of Rina's own parents.

Trudy MacDonald gave the vote of thanks and Rina judged the competition for a humorous gravestone inscription. After tea served by Shirley Boyfield and Joan Tilbury, Sue Kennerley was declared the winner with Marjorie Pugh and Kath Hanley coming second and third.

President Doreen Procter

welcomed members and three visitors to the meeting. She thanked Sue Kennerley and Pat Hunt for the flowers they had brought. There was also sad news - the death of Olive Lee, a much-loved senior member.

Secretary Jean Riley followed with a list of coming events at the Spring Coffee Morning on March 16 and a trip to Trentham Gardens on May 3. Irene Bromilow announced a special Mosslands evening on April 5. Doreen also announced plans for a lunch club and keep-fit classes for members and confirmed that the Newchurch banner was now on view at Whitefriars in Chester. A surprise piece of news came from Lesley Lloyd and Liane Clarke, who are going to take part in a WI camping project in July - Tea 'n Tents.

Charity night

A fund-raising Lancashire Night event takes place at Culcheth Sports Club on Saturday April 9.

Tickets for the 7.30pm event cost £10 and include a hot pot supper with all proceeds going to All Saints Church, Glazebury and Wigan & Leigh Hospice.

For tickets contact Jane Weir on 07901 810604 or 01925 818647.



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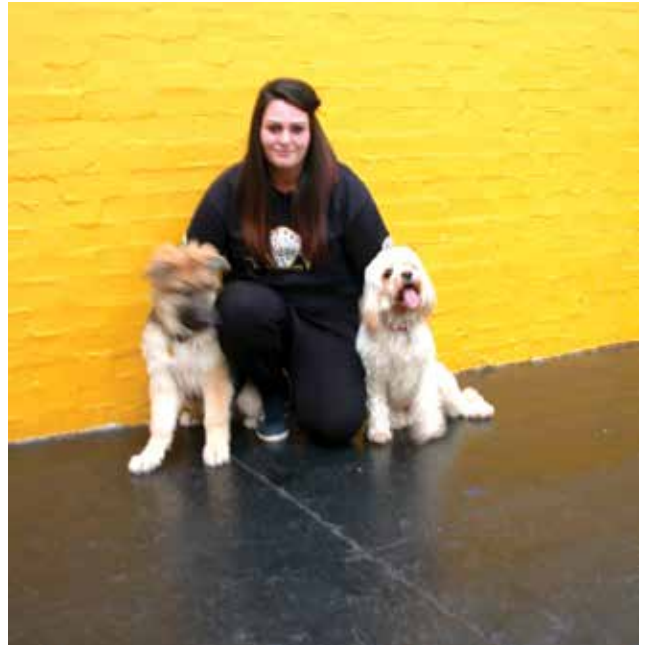
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Doggy Day Care business going from strength to strength



THE Waggs Doggy Day Care branch at Taylor's Business Park has grown faster than expected recruiting new staff from the local area in Culcheth and Glazebury who are currently going through training.

Owner, Colin Owen said "We opened in August last year and just like our Worsley branch our school is going from strength to strength.

"The way in which we keep our furry friends busy all day is quite unique and the methods we use are all based on positive reinforcement and this allows us to make our doggies very happy and very tired after a hard day at school.

"We have plans in action for our next school already which will take our Wags brand to yet another area."

"Meanwhile our Woofers have been treated to some new equipment at Culcheth and they are loving it!"

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Wood carver's tip – black pepper stops bleeding!

GUEST speaker at the monthly meeting of Culcheth WI, wood carver Robert Holgate, gave members a useful tip – black pepper stops bleeding!

Robert's talk "Insight into Wood Carving" told how he became interested while living in Florida.

He produced many examples of his work – mainly bird carvings – carved from unusual woods such as tupelo.

Patience is required, as the feathers have to be carved individually using a strong magnifying glass.

The small knives used are so sharp that cuts are inevitable, so all wood carvers have ready a packet of black pepper, which stops bleeding and does not sting!

At the end of his talk, Robert announced that this sadly would be his last, as the carvings were deteriorating due to handling.

After the talk, members were treated to an afternoon tea provided by Maura Appleby, who had reached a "significant birthday" recently.

The summer outing will be to Derbyshire.

Members were looking forward to theatre visits to "Two Two" at the Octagon Theatre, and "Cats" at the Brindley.

Birthdays this month are: Isobel Harris, Helen Slattery, Betty Jones and Mary Bardsley.

The President, Joan Jarvis, closed the meeting by announcing that the next meeting is on March 15 when the speaker will be David Cummins on "Cheshire through the seasons".

Young people sought to inform and challenge policing plans

POLICE and Crime Commissioner John Dwyer is seeking young people aged 14-25 to inform and challenge policing plans by becoming part of the Cheshire Youth Commission on Police and Crime.

Funded by, and working in partnership with Police & Crime Commissioner for Cheshire, Social Enterprise Leaders Unlocked is developing the Cheshire Youth Commission. The purpose is to enable young people to support, challenge and inform the work of Constabulary, addressing important issues such as reducing reoffending and improving the relationship between young people and the police.

Commenting on the new project Mr Dwyer said: "From the very start I have been clear that getting young people was one of my priorities and it is crucial that young people are included in the partnership between the police and the public.

Leaders Unlocked will build on the work undertaken by the Youth Ambassador to engage with even more young people across Cheshire and ensure that their views and priorities are represented to the Police & Crime Commissioner and can be taken in account in Cheshire's policing plan."

The Youth Commission is aimed at young people who want to make a difference to their community, and is the first of its kind in the Northwest.

Rose Dowling, Director of Leaders Unlocked added: "We're looking for young people from different backgrounds and experiences to take part, including those who have been a victim of crime or may have experienced the criminal justice system. We will be working with local partners across Cheshire to promote applications and we have tried to make this as simple and accessible as possible."

All the documents need to apply for this opportunity can be access at: www.cheshire-pcc.gov.uk/Get-Involved/Cheshire-Youth-Commission/Cheshire-Youth-Commission-on-Police-and-Crime.aspx

The deadline for application forms is Tuesday March 8.

Mr Dwyer concluded: "This is an excellent opportunity for young people in Cheshire. Members of the Youth Commission will play an important role making sure young people's views help to shape decision about policing and crime in Cheshire."

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Daten football club joins BHF's nation of lifesavers with a life saving defibrillator

DATEN FC has been equipped with a life saving defibrillator, through a partnership between the football association (FA) and the British Heart Foundation (BHF).

Through the partnership the BHF and the FA have made more than 900 defibrillators available to clubs at step 1-7 of the national league system and clubs in the Women's super league to help prevent lives being lost following a cardiac arrest.

Over 30,000 cardiac arrests happen out of hospital in the UK every year but currently less than 1 in 10 people survive. The BHF say more lives can be saved through creating a nation of life savers by equipping people with the skills and confidence to perform CPR and use a defibrillator. The BHF is also putting systems in place to ensure defibrillators are in places they are needed most.

Daten FC is the latest club to install a defibrillator, giving players, staff and fans access to the equipment needed to help save lives in the community. The club has also been given information about the BHF's Call Push Rescue training kit which includes everything needed to learn CPR in less than half an hour.

Two thirds of the cost of the defibrillator was provided to the club by the FA and BHF.

Club chairman Stuart Nightingale said: "This vital piece of equipment could prove to be the difference between life and death and it's a welcome

addition to this club and its community. The FA and BHF have made it possible for Daten FC to become part of the nation of Lifesavers which aims to improve the UK's poor cardiac arrest survival rates. Along with performing CPR, a defibrillator is a vital step that can increase a person's chance of survival and we're lucky that we now have the skills and equipment at the club to help save a life".

Awareness around sudden cardiac arrests were highlighted when former England under-21 star Fabrice Muamba lent his support to the BHF Nation of Lifesavers campaign earlier this year, which calls for all young people to be taught lifesaving skills and defibrillator awareness at secondary schools.

When someone suffers a cardiac arrest their heart stops pumping blood around the body. They stop breathing or do not breath normally, lose consciousness and there are no signs of life. If you see this happen, you must dial 999 and start CPR immediately. A defibrillator, also known as a Public Access Defibrillator or PAD, gives the heart a controlled electrical shock during cardiac arrest. This can , in some circumstances, shock the heart back into a normal rhythm.

For every minute that passes without CPR and defibrillation, chance of survival decrease by around 10%. So it's really important that staff, volunteers, players at Daten FC know both of these vital steps to help someone in an emergency.

Cricket club prepares for the new season

GLAZEBURY Cricket Club have started winter training in preparation for the new season in the Cheshire Cricket Alliance.

Winter nets are this year being held at the Orford Jubilee Neighbourhood Hub in Warrington on Sundays between 12 noon and

1pm.

The 1st XI will again be playing in the first division, after coming fifth last year, winning 11 of their 22 games. The 2nd XI, which finished fifth in division four last year, will this year be playing in division two central, following reorganisation of

the league's lower division, mainly to reduce travelling to away games.

Club spokesman Sean Caine said: "We are looking to recruit more new players this season at both junior and senior level."

The club can be contacted through its website, www.glazeburycc.org.uk

or through 1st XI skipper Sam Stanier on 07958 412757 and 2nd XI skipper Dave Nicholson on 07825 870745.

First match of the season for the senior teams is Saturday, April 23.

How farming changed over the years

LOCAL farmer and businessman Todd Bulmer of Kenyon Hall Farm was the guest speaker at Croft WI.

He can trace his family history back to 1500 when farming was not so very different to 100 years ago with mixed livestock and crops, farmers living off the produce and selling the surplus at wholesale markets. Mechanisation brought major changes to farming techniques and the demise of horse power and the need for large numbers of farm labourers.

Also with the introduction of better fertilizers and pest control the land became more bountiful and farmers were able to vastly increase their output.

Once the large supermarket chains took over in food retailing the way farmers could sell their produce totally changed. Todd gave an extremely detailed and enlightening insight into the problems faced by farmers, including having to compete with the mega-farms in East Anglia and the fact that supermarkets do not deal with wholesalers anymore, but direct with producers, and have become so powerful and dictatorial that many local farmers find doing business with them almost impossible. This led to the Bulmer family deciding to sell their produce direct to the 20 per cent of the market place that don't buy from supermarkets and prefer their vegetables to have taste, rather than looking perfect. Their home delivery service and "pick your own" fruit venture proved very successful and subsequently led to the opening of their shop at Kenyon Hall where, as well as their own local produce, they sell many varied food from artisan suppliers in the Lancashire and Cheshire area.

Todd's mantra is "seasonality" and what they don't grow on the farm they buy from local farmers. The shop and café, which specialises in food cooked using their own produce, are open all year round. In the summer months the fun days draw substantial crowds and the children's play area is always a popular attraction.

An enthusiastic vote of thanks was given by Merron Mitchell who related how her family had enjoyed the delights of Kenyon Hall over the years. Past President Doreen Clare and past committee members Audrey Stokes and Barbara Fazackerly were presented with gifts in recognition of their many years of service to Croft WI.

Diary dates: March 8 - Readers Group, Christ Church Hall; March 15 - Busy Bakers, Bread; March 21 - Group Meeting, Memorial Hall; April 27 - Day Trip to Manchester and Lowry.

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Written by Dave Gibbons
Director of Courtyard Homes

Anyone owning a second property that isn't their main residence and buying another, or replacing the one they don't live in, is likely to get caught up in the changes Proposed. The higher rates will only apply to additional properties purchased in England, Wales and Northern Ireland on or after April 1 2016

What are the new rates?

2nd HOME STAMP DUTY CHANGES

Band	Existing residential SDLT rates	Proposed additional rates for landlords
£40k - £125k	0%	3%
£125,001 - £250k	2%	5%
£250,001 - £925k	5%	8%
£925,001 - £1.5m	10%	13%
£1.5m +	12%	15%

The Treasury has tried to close any loopholes Buyers could use to beat the stamp duty squeeze, So can you get around it??

Buying a home and keeping your old one or flipping your main residence

'Flipping' a main residence was a popular activity exposed during the MPs' expenses scandal. Politicians would change where their main residence was so that they could avoid capital gains tax incurred on second home sale profits. The Treasury is being pretty strict on the definition of a main residence when it comes to the extra stamp duty charge. If you buy a second property you will always have to pay the higher rate of stamp duty, even if you plan to live in it and rent out your old one. If you keep your old home at the time of completion you will need to pay the extra stamp duty charges, even if you move into a new main residence. The only leeway is that you can get a refund of the stamp duty if you sell your old property within 18 months. This aims to help those who may hit delays in the selling process. You will need to apply for the refund through HMRC.

Buying in your husband or wife's name

The government will treat married couples and civil partners living together as one unit. This means any homes owned by either partner will be included when the stamp duty bill comes due on the purchase of another property. An individual buying a property may be liable for the higher rates if his or her spouse or civil partner has an existing residential property.

Purchasing a property for children to live in

Parents are often keen to help their children on to the property ladder, but could be hit with extra stamp duty under the proposals if they buy a home for them to live in or buy in joint names. The only way round this would be to buy the home in the child's name outright. According to the consultation document, if a couple buy a separate property for their child and are named on the deeds then, if they already own a home, they will be charged the higher rate. Even if a mother or father buys a property jointly with their daughter, they will be charged extra the stamp duty if they already owns a property.

Buying if you own a home abroad

Property owned globally will be relevant in determining whether a property purchased in England, Wales or Northern Ireland is an additional property. This means that if someone is purchasing their first or only property in England, Wales or Northern Ireland, and they already own a property outside these areas, they may have to pay the higher stamp duty rate. This would apply to a foreign homeowner buying in Britain, a Briton with a holiday home, or someone who owns a Scottish property.

The exemptions

Caravans and houseboats
Property worth less than £40,000
Social landlords
Companies Owning 15 Properties or More

So what does it mean for us?

With an uncertainty whether the new legislation will come into play and a decision by the chancellor which will be concluded on the 16th March, Courtyard can confirm a substantial increase in the number of people wanting to purchase now and quickly to avoid any potential Charges. No one can predict how the changes will affect the market at this moment but keep your eyes peeled and watch this space as the property market in the whole UK could be heading for an abrupt change.

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