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January 2015

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Editor's Comment



I am sure residents of Culcheth Hall Drive were delighted when Warrington's planning committee rejected proposals for nine houses being built on vacant land in the area.

It is the second time developers have attempted to gain permission for the site - and I am pretty sure it won't be too long before a third application comes in, given that some trees have already been felled and planning officers say the area is suitable for low density development.

So I suspect it will only be a matter of time before some kind of development is given the green light.

The land is adjacent the site of the former Culcheth Hall, a medieval moated site. Cheshire Archaeology say no development should take place until an archaeological survey takes place.

One wonders why these historical sites only become important when threatened by development.

If more was done to highlight areas of such historical importance, may be the threat of development would never arise in the first place.

Too many historic buildings and areas of archaeological interest have disappeared over the years, not just in Culcheth, but in villages up and down the country.

Protect

More needs to be done to protect these areas but I suspect with so many cut backs taking place at local authorities, there are not the resources available to fund them - and these days it is often the developers who have to foot the bill

for such surveys - and that begs the question will they be impartial?

I am not suggesting anything untoward should a survey be required for this particular site - but if it is of such historical importance may be an independent survey should be carried out.

After all this moated site was at one time one of the most important residential homes in the area!

According to local history the first definite mention of the village was found in a survey dated 1212 AD that records that Gilbert de Culcheth building the first Culcheth Hall in or around the year 1200.

Culcheth Hall survived until the late 1950's.

Finally, Happy New Year to all our readers and advertisers.

Deadline for the February issue of Culcheth Life is January 20

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Arthur – a right pantomime!

CULCHETH Players' annual pantomime this year offers a new and hilarious take on the story of King Arthur and the knights of the Round Table.

"Arthur – the Pantomime" will be staged at Culcheth Sports Club (The Daten) on Friday, Saturday and

Sunday, January 23-25. There are evening performances at 7.30pm on the Friday and Saturday and



matinees at 2pm on the Saturday and Sunday.

Tickets cost £5 and at the club bar or on the door.

Will Arthur be the chosen one? Will he be able to pull the sword out of the stone and can he win Guinevere's heart?

He has a lot of competition. There is a foolish Frenchman, a posh Essex geezer and an English toff, not to mention The Dragon.

Will he be able to defeat them all?

Along the way Arthur has his old mate Merlin, a bumbling wizard, to help him. Will he ever get his

magic tricks to work?

Then there is faithful friend, Primrose, a very loyal but very old work horse.

It is a tale of good and evil – but the question remains: Even with the help of the Lady of the Lake, will good prevail over the evil Morgan Le Fay and Mordred?

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Twenty years of garden waste converted into compost



Bents Garden Centre at Glazebury has converted twenty years of garden waste into compost.

The garden centre has been growing and nurturing plants at its on-site nurseries for many years. During this time it has endeavoured to recycle as much garden waste as possible and has now created one very big, natural and nutritious pile of compost.

Over the past 20 years, all plant and green waste from the nurseries and throughout the centre has been collected and stored on site. The waste storage had built up to such a size that the decision was taken to convert the well-rotted material into compost.

A local farmer who specialises in recycling plant waste visited Bents to take on the task. His specialist equipment was used to convert the plant waste into compost; shredding and riddling (sieving) the waste to extract the goodness and convert into a high-grade growing material.

Taking just over three days to complete, the process converted over 20 years of garden waste into 1000 cubic tonnes of quality compost which will now be used throughout Bents, on the nurseries and in Bents' environmental gardens. It will also be available to allotment owners at Bents' community allotments located

just across the road from the Centre. Matthew Bent, Managing Director at Bents Garden & Home said: "Despite all our growth and development we are plant people at heart and have always been hugely committed to growing, nurturing and protecting the environment around us. Our Five Green Footprints outline our aims for a healthier and greener future. This latest project is in line with our first Footprint, Recycling, which outlines our commitment to recycling and composting all the green waste from our growing nursery whilst at the same time actively encouraging our customers to do the same through the promotion of compost bins."

Now the goodness has been extracted, the remaining garden waste will be used to start the process again, ensuring the natural recycling process continues at Bents.

Bents Five Green Footprints include Recycling; Water Efficiency - Bents 3.5 million gallon reservoir was built in 1976 and helps reduce Bents impact on the environment by collecting all rain and run off water throughout the Centre to be re-used on the nurseries and plant area; Healthy Living; Social Responsibility; and Trading Fairly and Responsibly.

Seventy attend WI's annual meeting

MORE than 70 members, one new full member and two new dual members attended the annual meeting of Croft WI.

Jane Buckley provided a plant for president Doreen Clare's table and this was later donated to the raffle.

Treasurer Ann Lamming read out the final statement for the year showing a healthy credit balance of just over £400.

Secretary Norma Owen reported on a busy year of activities and outings. The president thanked the committee and all members who had volunteered to organise and help at events throughout the year.

Special thanks and beautiful bouquets were awarded to Louise Geekie and Nicky Adams for inspiring a group of talented and dedicated members to work on a heritage project which began in 2012, the result of which was a beautifully embroidered banner displaying the lyrics of Jerusalem, surrounded by a border of hand-sewn trees all in cross-stitch. The names of all involved were embroidered on the reverse. The banner will be on view in the WI tent at the Cheshire Show next summer.

The winner of the Bowls tournament was Elaine Grundy, who was presented with a trophy by Ann Lamming.

Everyone enjoyed a delicious buffet provided by Judie Leah, which was followed by a fiendishly difficult Christmas quiz and a raffle.

The competition was for a wrapped gift and the results were: 1st, Ann Tansey, 2nd, Nicky Adams and 3rd, Joan Johnson.

The next meeting will be on January 21 when the speaker will be George Hughes on "Experiences of a Private Investigator".

Inspector upholds resident's appeal

A GOVERNMENT-appointed planning inspector has upheld an appeal by a Culcheth resident against the refusal by Warrington Borough Council to grant permission for home extensions.

The appeal was by Mrs Angie Hindmarch and involved converting a garage into an annex at her home in Lodge Drive, with a first floor extension above the garage and a two-storey extension at the rear.

There was also a proposal for a dropped kerb to provide an in-out driveway.

The inspector, Mr G M Garnham, concluded there were no highway safety issues and that the proposals would not materially harm the living conditions of neighbours.

However, he imposed a condition that obscure glazing be used in the first floor extension to prevent overlooking resulting in a serious loss of privacy for a neighbour.

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Positive learning experiences at Birchwood College

THINGS have been going from strength to strength at Birchwood College during the past year.

In August students recorded the best results ever for the college, with 83% achieving A*-C in their A levels and an impressive 53% achieving A*-B grades. The number of students choosing Birchwood College for their Level 3 studies has also increased, giving rise to the necessity for extra tutor groups!

Media Studies A level, new to the curriculum for this year, has had a strong take up and there is

a new media suite providing up to date facilities for students. A Level Law is also a popular choice at Birchwood and the students have been taking advantage of a number of different opportunities to expand their knowledge and gain experience of different aspects of the legal process.

In November students were given an insight into pursuing a career in Law with advice from

Adam Pendlebury, Senior Lecturer in Law from the Department of Law and Criminology at Edge Hill University, about the qualifications they would need and an overview from Charles Agar, Senior Partner and David Jones, both from FDR Law in Warrington, of the various careers available and how the different roles interact.

Meanwhile Year 12 student Talana Hodgson-Baines (pictured) has been selected out of 500 applicants nationally for a place on the prestigious Pathways to Law initiative organised by the Sutton Trust. This is designed to give young people first-hand insight into what it means to study Law at university and to encourage them to do so. The course will provide a mentor, seminars at the University of Manchester and work experience opportunities in the field of Law.

Law and Public Services students have also been most fortunate to be given the chance to observe proceedings at the inquest into deaths of those at the Hillsborough disaster which is taking place in Birchwood. This has been at the instigation of Marcia Wallis-Stewart of Birnberg Peirce & Partners, the solicitor acting for 76 of the victims' families. It has been an amazing experience for students to have the opportunity to gain an insight into such a historic legal event.

For the chance to study at

Birchwood College, their next Open Evening is on Thursday 22 January, 6pm-8pm. For more information go to www.birchwoodcollege.com or phone John Burnham, Head of College, on 01925 853500.





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Labour triumph in po

LABOUR have retained the Glazebury and Mee Brow seat on Culcheth and Glazebury Parish Council following a by election caused by the resignation of former councillor Dave Robb, who is leaving the area.

Joan Grime was elected with 67 per cent of the vote in a 24 per cent poll.

The result was: Joan Grime (Labour) 236; Sue Bland (Conservative) 115.

After the result was announced, Mrs Grime said: "I am delighted that the residents of Mee Brow, Fowley Common and Glazebury have put their trust and faith in me at this election. I will not let them down.

"As their parish councillor, I will work hard alongside councillors Chris Vobe, Matt Smith and Helen Jones MP to deliver on Labour's commitments to our community.

"Over the course of this election, I have been overwhelmed by the encouragement and support I've received from people across the villages. I can't wait to get straight down to work."



Joan Grime

Anti-hate crusade

PARALYMPIAN Sword Fencer Adrian Derbyshire visited Winwick Primary School to deliver two workshops as part of the school's Anti - Bullying Week.

He spoke about anti-bullying and hate crime and his own life experiences.

Adrian who has been on an on going anti-hate campaign around the UK brought in many arte-facts including his Olympic torch and Gold Medals he has achieved

as well as his sword fencing equipment.

Adrian was very inspiring, talking about the difficulties he had overcome with his injuries and the triumphs he had achieved since.

During his travels he has hand cycled to Lands End and also been to meet the Prime Minister at 10 Downing Street to receive a special award in recognition of his achievements.



Parish council election



Prime with fellow councillors Chris Vobe and Matt Smith.

er inspires pupils



The Gardening Guide JANUARY

- Time to plan any changes in the garden or any new varieties you might like to try
- Tender vegetables can be started from seed in a heated greenhouse
- Start thinking about where you could locate a nest box as the birds start scouting out suitable sites during this month
- Now is a good time to sharpen, clean and oil tools ready for the new season and check whether any of them need replacing
- Don't leave houseplants on windowsills behind curtains on cold nights especially if you don't have double glazing, as temperatures can drop suddenly

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Housing scheme thrown out

PLANNING chiefs have thrown out controversial proposals for nine houses on land off Culcheth Hall Drive, Culcheth after hearing claims that trees had already been felled on the site.

Nearly 60 nearby residents had lodged objections to the scheme and there was also opposition from Culcheth and Glazebury Parish Council.

It was the second time developers Evoke Homes had submitted proposals for the site to the borough's planning committee.

An earlier scheme involving 11 houses was withdrawn last May.

The parish council, represented by Cllr Jacqui Johnson (pictured right), expressed disappointment that the opportunity to alter the plan had resulted in a reduction of only two houses.

They believed the development was still too large, with far too many dwellings using the same access.

There had also been a loss of wildlife habitat arising from the thinning out of trees.

Residents argued that narrow Culcheth Hall Drive had not been designed to cope with the increase of traffic that could be expected from nine new houses. Road safety hazards could arise - particularly as the road was used by pupils from Culcheth High School.

Some residents believed access would be better from Withington Avenue.

There was also concern that a historic building, known as the Tithe Barn, had been demolished.

Cheshire Archaeology noted the site was adjacent to the site of the former Culcheth Hall, a medieval moated site. They said no development should take place until an archaeological survey had taken place.

Planning officers said the principle of residential development was acceptable. But the proposals should be "low impact" and of appropriate scale.

There were significant concerns about the impact on highway safety and protected trees which were a landscape feature in the area. They recommended the proposals be refused - and the committee agreed.



CLS scoops 'Care Employer Award'

CLS Care Services, the charitable organisation that operates care homes across the North West including Holcroft Grange in Culcheth, has been awarded the 'Care Employer Award' at this year's Great North West Care Awards.

The group was selected for its demonstration of strong leadership and performance management, as well as its continuing commitment to investing in its staff.

Judges for the awards made special mention of the group's management in explaining their decision: "We were impressed by the clearly passionate management team who were hugely focused on staff wellbeing and performance through effective engagement."

Phil Orton, Head of People for the CLS Group, was thrilled to have won the 'Care Employer Award', commenting: "The quality of our staff is what makes CLS so successful. We are determined to make the quality of our workforce one of the best in the industry, and being so well represented at the Great North West Care Awards is a sign that we are on the right track."

With over 80% of staff in CLS homes qualified or working towards qualification, the CLS Group demonstrates a clear focus on workforce development. The effect of this commitment to improving the quality of the workforce was evident in last year's independent Your Care Rating Customer Survey, which returned an overall performance rating of nearly 90%.

Managing Director of CLS Care Services, Robert Black, commented: "We are delighted to have been selected as a finalist for this award. Our people are key to our ability to provide excellent care, and that is what we strive to accomplish. We have a happy and well-equipped workforce, and that is reflected in the high demand for places in our homes, as well as the satisfaction of our residents."

Testament to CLS's commitment to people development, its Lead Locality Trainer Penny Mottram was also selected as a finalist in the 'Care Trainer Award' category. Nominated for her efforts to maintain and improve the quality of training across all CLS homes, Penny has overseen increases in the uptake of personal development training, and a sizeable reduction in outstanding training events. A further CLS finalist at the awards was Mike Jones, maintenance worker at Astbury Lodge, who was a contender for the 'Ancillary Worker Award'.



Care home workers celebrate success

CLS care workers are celebrating after receiving a range of awards at the organisation's prestigious Star Awards ceremony at the Mere Golf Resort and Spa in Knutsford.

Members of staff at CLS-run homes including Holcroft Grange in Culcheth, were presented with a wide range of professional care industry qualifications at the event.

In total, 11 members of staff from the two CLS-run care homes in the Warrington area were awarded professional qualifications, including diplomas in adult health and social care, accredited training qualifications, and professional hygiene certificates. Presenting at the awards were CLS Group Board Member, Nicola Brooks, and Sharon Allen, Chief Executive of Skills for Care, who also gave the event's keynote speech.

The Star Awards saw over 70 CLS staff receiving qualifications ranging from the Level 5 Diploma in Care Leadership & Management and the Level 3 Diploma in Adult Health and Social Care, to more specialist awards such as the Certificate in Principles of End of Life Care and the Certificate in Principles of Dementia Care. The highly respected, professional qualifications were mainly achieved through the West Cheshire College. CLS Group is

committed to providing training for its staff, and investing in their development, with over 80% of staff at CLS care homes either qualified or working towards qualification.

Phil Orton, Head of People at CLS Care Services, commented: "The annual CLS Star Awards ceremony provides the organisation with the opportunity to praise the achievements of staff, and to formally acknowledge their hard work and dedication throughout the year. It also highlights the commitment CLS has in supporting staff development which helps to provide the highest standards of care for older people."

The event was made possible thanks to the sponsors who generously support the Star Awards. This year's Gold Sponsors were CLC Contractors Ltd., Bates Office Supplies, Search recruitment, Collective Purchasing, and Care Shop.



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Company cars with no benefit in kind?

If a company car qualifies as a pool car then it will be exempt from the benefit in kind rules. Given that the value of a car benefit can be as much as 35% of the list price this is potentially a very valuable relief and so, as you'd expect, has a number of strict conditions, for example the car has to be used by more than one employee.

HMRC apply these rules rigorously and won a recent case which we thought worthy of note here.

In this particular case the company's only two employees were the directors. They had other cars for private use and argued that the "pool cars" were used solely for business with shared use by both directors. They claimed that the cars were kept at their homes every night because of the risk of vandalism and theft if left outside their business premises.

The directors failed in their claim for the exemption from the benefit

in kind charges on the following grounds:

a) There was no documentary evidence to demonstrate that the cars were not ordinarily used by one director to the exclusion of the other.

b) There was no paperwork to demonstrate that private use was prohibited.

c) The cars were normally kept overnight at the directors' homes. The risk of vandalism is not a

reasonable excuse.

If you are claiming the benefit in kind exemption for pool cars, then we recommend that journey logs are maintained and a written Pool Car Policy put in place to reinforce the fact that the cars are intended for business use only.

If you have any further questions on this subject then please contact either Scott Sumner or Sarah Salton on 01925 761 600.



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Tutors getting 'Bloomin' crafty'

WHEN Warrington Collegiate community tutors Sarah Hughes, who teaches Floristry and Esther Gundry who specialises in Crafts, were invited to open a shop in their local village store they jumped at the chance.

Sarah said, "It was just perfect timing for those bespoke Christmas gifts and floral decorations.

"My ambition has always been to open a shop. As well as teaching part-time I run a fast growing floristry business providing floral creations for many different occasions including the Higher Education Graduation Ceremony for Warrington Collegiate at St Elphins Parish Church. When this opportunity occurred I jumped at the chance and invited Esther to join me in Bloomin' Crafty, selling floral arrangements and bouquets together with hand-made crafts."

Bloomin' Crafty combines both

Sarah and Esther's specialist areas.

Sarah will combine teaching at Warrington Collegiate with running her floristry business, formally known as 'Blooms by Sarah,' from the new shop, delivering beautiful floral designs with quality flowers and a great friendly service.

Esther, who not only teaches at Warrington Collegiate, but also delivers workshops and demonstrations throughout the North West, will create individually handcrafted gifts and bespoke items.

To begin with Sarah and Esther will have one room in the local General Elliott stores in Croft, but with their talent and ambition they won't stop there!

Optician's sky-dive for hospice

A Culcheth optician raised more than £1,100 for St Rocco's Hospice with a sky-dive even before he did it.

Tim Crompton took on the daring personal challenge during a Christmas break with family and friends in the United States - taking the plunge over Miami Beach.

The money came from sponsorship from customers and business associates before he even left for the US.

He was due to free fall for about 60 seconds at 120 mph from two miles up and then enjoy a more leisurely descent down to ground.

Tim said: "I've always wanted to do something like this but until now I've never had the chance. A friend of mine persuaded me to do it, and in this amazing location I couldn't say no!

"I've had experiences in the past of hospice care and have seen the good work they do.

"When a colleague suggested doing the skydive as a sponsored event for a charity, I knew immediately that I wanted to help this well-loved local hospice - St. Rocco's."

Every penny raised from his skydive will go towards caring for patients and their families at the Warrington hospice.

Anyone who wants to support Tim can still do so at <https://givingtuesday.everydayhero.com/uk/tim>

New trophy in memory of wicket-taker Tom

A NEW trophy is to be introduced at Glazebury Cricket Club - in memory of former player and head groundsman Tom Milmine.

It will be awarded annually to the player who takes the most wickets in the season.

Members agreed to establish the "wicket taker" trophy at the club's annual meeting.

Tom Milmine played for Glazebury from 1985 until 2008 when back trouble forced him to retire from the game. But he continued as head groundsman until his death, following a short illness, in January 2013.

Tom's accurate, medium pace bowling was well respected by opposing teams. According to the club website he took 252 wickets for Glazebury, at an average of 15.43. But the record is incomplete and he undoubtedly took many more wickets.

On his day, he was also an aggressive batsman, with several fifties to his credit.

A number of changes have taken place at the club.

Sean Caine has been elected chairman, in succession to Paul Warhurst, who stepped down after many years in the post.

Sam Stanier is the new 1st XI captain and Christopher Ayre takes over as captain of the 2nd XI.

Awards for the 2014 season were: 1st XI Batting: Jack Warhurst; 1st XI Bowling: Jon Gibbons; 2nd XI Batting: Ian Black; 2nd XI Bowling: Chris Ayre; The Jack

Warhurst (Snr) Trophy for the most runs scored during the season: Ian Black; Players Player: Ian Black; Most Improved player: Hakeem Dahou; Young Player of the Year: Harry Barton.

The club would welcome new players, of all abilities, for the coming Cheshire Alliance season. Anyone interested should call 01925 242063.

High school in search for former pupils

CULCHETH High School is searching for former pupils willing to help the current crop of pupils.

The school has registered with the charity Future First which exists to set up networks of former students, or alumni.

Future First's vision is that every state school or college should be supported by a thriving, engaged community that helps it to do more for its pupils.

More than 50,000 former pupils across Britain have already signed up to stay connected to their old schools – more than 350 of them from Culcheth.

They can inspire young people in a number of way – as career and education role models, mentors and e-mentors, work experience providers, governors, donors or fundraisers.

Teacher Laura Martin, who is managing the Future First programme at Culcheth High, is pleased with the number of former pupils who have already come forward.

But she would like to hear from more – particularly those who left some years ago and are now established in their careers and in a position to give valuable advice to current pupils.

She said: "We have heard from some former pupils who are now in very interesting jobs but we can't have too many."

"I would like to hear from as many former pupils as possible."

Anyone willing to help can contact Miss Martin by emailing LMA@culchethhigh.org.uk or by clicking on the website www.futurefirst.org.uk



School celebrates "good" Ofsted



CELEBRATIONS were in full swing at Winwick Primary School after Ofsted inspectors praised the school in all four categories – handing them the second highest rating available.

The school in Myddleton Lane, which was previously marked as requiring improvement, was graded good after Ofsted visited the school at the end of October.

In the report, publicly available on the Ofsted website, praise was heaped on standards in teaching, pupil behaviour and achievement and leadership at the school.

Head teacher Mr Ian Thomas Price said he was proud of what the school has achieved and said staff and governors were committed to ensuring progress continues.

He commented on the report saying: "The Ofsted grading of good is justification for all the hard work every member of the school including, staff, children, governors and parents have put in over the past 18 months. It has been a whole team effort with everybody pulling in the same direction in order for our children to achieve their best."

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Final meeting of the year

NEWCHURCH WI's final meeting of the year was a Christmas Party at a Newchurch Parish Hall that had been decorated the previous day by members of the craft group and helpers.

Inspiration for the newest part of the display was Dunham Massey and its herds of deer.

New president Doreen Procter welcomed members and two guests from Culcheth WI, then announced that Lesley Lloyd was the winner of the past year's competitions.

Newchurch's choir sang two carols - one very successfully without any musical accompaniment. Warren Bibby and his catering team then served a hot Christmas buffet and everyone received a surprise gift.

After the meal John Matthias made a welcome return with a programme of songs, jokes and a quiz about Christmas customs around the world. He was thanked by Joan Hunt and there was a vote of thanks to Warren and his team.

Members were reminded that the next meeting would be on January 14.

Laughter from Christine and Stan

SPEAKERS at the monthly meeting of Culcheth WI were Christine Taylor and Stan Johnson with their programme "Christine and Stan do some laugh lines."

Christine, formerly head teacher at an infant school, recited poetry while Stan sang well-known songs fitted to the poems.

"Candles on a tree" was Christine's final poem while Stan's last item included audience participation which caused much laughter and amusement.

Winners of the raffle were Margaret Barron, Joan Jarvis, Marian Simpson, Brenda Pinion and Sally Taylor.

Tea hostesses for the afternoon were Lynn Bates and Jean Coulton. Members were reminded of outings to Steel Magnolias in February and Hindle Wakes in March.

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Lauren Gourley
Head of Sales Progression

"I've been working at Courtyard now for over 4 years. I'm the person that keeps you as a vendor up to date with the marketing of your home. I can help introduce new marketing techniques to help sell your home quicker by being proactive and thinking outside the box which is always paramount at Courtyard.

My Role doesn't stop there though, your home isn't sold once you accept an offer, that's where the real hard work starts! It's my main job to ensure your property gets through to completion. There are so many things that can go wrong along the way, but can easily be avoided by keeping on top of things and keeping the vendors and purchasers in the loop at all stages of the sale.

It's a rewarding experience when a sale completes and purchasers are given the keys to their new home!"



Helen Maddison
Senior Negotiator & Valuer

"I started working for Courtyard around 6 months ago, with over 10 years' experience in estate agency. I find Courtyard to be a great place to work, with full flexibility on my job role as a senior sales negotiator/valuer.

I'm the person that's responsible for coming out and valuing your home. That's not where my job ends, what I do like about working here is the great building and design team behind me which enables me to advise on making your home ready for sale!

As I am often the first one to see your home, once instructed I will match your property to our client database and book them in for a viewing"



Your Questions Answered

With our combined wealth of expertise here at Courtyard, it seems only fair that we share some of it with readers of Culcheth Life.

Q "I've just accepted an offer on my property, it's a short chain of two others, roughly how long should I expect for the sale to go through?"

Mrs Aldridge, Culcheth

"With only two in your chain, the sale could go through within 6-8 weeks, depending on your purchasers buying status (i.e. cash, first time buyer etc.), however if unforeseen complications arise, this could delay the sale."

Answered by Lauren, head of sales progression

Q "I have a sale going through, but my solicitor isn't communicating with me, what can I do to move things along?"

Mr Baker, Glazebury

"We can't speak for your agent, but here at Courtyard, if we were acting for you, we would intercept in speaking to solicitors on both sides, finding out any issues and trying to obtain the answers, therefore speeding up the sales process. If your agent can't help, an alternative would be to ask to speak to someone higher within your solicitors department"

Answered by Lauren, head of sales progression

Q "Should I allow my agent to conduct viewings or should I do them myself, after all I know my own home best."

Mr Morris, Glazebrook

"Of course you know your home better than anyone, but sometimes you can know too much and the information you provide could put potential buyers off. We find that we sell more houses through accompanied viewings as people tend to feel more relaxed and can talk more openly."

Answered by Helen, senior negotiator

If you have a property question, email the team on ask@courtyardhomes.co.uk and we will endeavour to answer some of them here each month.

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