

Culcheth *Life*

Magazine

ISSUE 194 | MAY 2019
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**Bents raise
£26k for
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Page 10

Charity of the Year
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Editor's Comment



WARRINGTON'S Draft Local Plan has been approved by the borough council - but that does not mean it is too late for people to have a say.

We are now in a period of public consultation which runs until June 17 and alongside it is the draft Local Transport Plan.

Residents can comment on either by visiting the council's website - www.warrington.gov.uk/local-plan for the Local Plan and www.warrington.gov.uk/LTP4 for the Transport Plan.

In addition, the council is organising six consultation events at the Halliwell Jones Stadium, south stand concourse, WA2 7NE on May 8, 14, 16, 20 and 22 from 2-8pm and on June 8 from 11am-4pm.

I would urge anyone interested in the future of Culcheth, Glazebury and Croft - and surely that means everyone? - to pass comment, whether or not they are able to attend any of the consultation events.

The local parish councils will be making their views known to the borough but their views will carry more weight if they are backed by the opinions of local residents.

As things stand at present, some 200 houses are proposed at Culcheth and 75 at Croft - all on Green Belt land. But as has already been suggested by some local councillors, this could be the thin end of the wedge. Major

developers have their eyes on the area and want to build thousands, rather than hundreds, of new homes.

This would completely change the character of our villages and attract even more traffic onto our already overloaded roads.

Do we want this? Most people say "no" if you ask them. But when it comes to making that view known as part the official consultation process, all too many often can't be bothered or forget.

Meanwhile Culcheth and Glazebury Parish Council's Community Day is just around the corner, taking place on Bank Holiday Monday, May 6.

This is a fantastic community event giving many community organisations and charities the chance of raising much-needed funds and raising their profiles.

I would urge everyone to support this fantastic occasion and well done to the parish council for all their time and effort in helping organise the event.

Deadline for the June issue of Culcheth Life is May 21



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Residents urged to respond to Local Plan consultation

MEMBERS of Culcheth & Glazebury Parish Council are urging local residents to respond to the Local Plan consultation - whether it is for or against proposals.

The Local Plan consultation has already started following the Borough Council's decision to approve the Draft Local Plan and information will have arrived, or will be arriving, on local doorsteps.

Margaret Webber, Chairman of Culcheth and Glazebury Parish Council, said: "It is very important to take part in this, as all comments will go forward to a Public Inquiry.

"What happens in Warrington will be decided by a Government Inspector, in line with Government policies.

"This is about not only losing Greenbelt, and where to put houses and employment land, but Transport, the traffic through our villages and other issues.

"It is important not only to make objections, but to support proposals

that you do not object to."

Culcheth and Glazebury Parish Council will be making a detailed response to the Plan.

Cllr. Webber added: "Our aim is to protect the Green Belt and minimise the impact of traffic on residents. We are already working on this with neighbouring authorities.

"Government planning policy requires that Councils produce a Local Plan covering a minimum of 15 years. We are disappointed

that after a national consultation in which we took part, the government decided to use the higher 2014 figures rather than the more up to date, and lower, 2016 figures."

Information on the Local Plan is in Culcheth Library and Councillors will be there every Saturday Morning from May 4th 10.00 till 12.30 to discuss it and obtain opinions and information, or alternatively contact your local councillor.



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WI members discuss ways to combat global warming

THE important topic of global warming, and its many contributing factors was highlighted at the monthly meeting of Glazebrook WI.

Members were encouraged to express their concerns on one of these factors by contacting companies regarding clothing material content, as man made fibres have a detrimental impact on the seas and, as a result, sea life.

The meeting marked the 73rd birthday of the institute and members celebrated with a party, with quiche, cheese and biscuits and cakes.

Members were told the trip to the Brindley Theatre in May was now fully booked, but there were still a few places on the Mosslands trip to York in June.

Details of the Cheshire Show in June were given, together with details of how members can contribute baked goods to the show.

Last year WI baking was so popular the show ran out of cakes!

Trio set to compete in Ironman charity challenge

THREE men from the Culcheth and Croft area to take part in the arduous Ironman race in Lanzarote on May 25 in aid of Warrington's St Rocco's Hospice.

They are Mike Sims, aged 53, of Croft, owner of the Urban Contracting Group, Peter Marshall, aged 40 of Culcheth, self-employed sliding door specialist and landscape gardener Mark Richards,

aged 51. Mike lost his wife to cancer in February 2016 and she spent her final days in St Rocco's.

Since then, the three friends have raised funds for the hospice with an evening in Culcheth British Legion,

a two person Dryathlon and two of them did the Chester Marathon in 2017.

Mike said: "However, the Lanzarote Ironman will be bar far the biggest physical effort any of us has undertaken."

Anyone who wants to support the trio should visit www.justgiving.com/fundraising/Michael-Sims9



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Estate agents want to spread the word about local businesses

COURTYARD Estate Agents are to host a special event to help spread the word about businesses in the Culcheth, Croft and Glazebury area.

It will be held at Culcheth Village Club on Sunday, July 7 between 1pm and 5pm.

There will be food and a bar available - thanks to Warren at the Village Club - and individual businesses will have a chance to promote themselves on stage.

Organiser Victoria Barlow said: "Anyone with a local business they would like to spread the word about will be welcome.

From local car valeting, crafts, food, drink, therapies, furniture, flowers, to those working from home - all will be welcome at this local community event.

"We are inviting all local businesses to have a stand at the event to help showcase their products or services.

"We will announce businesses and describe the services they offer from the stage.

"The cost will be just £10 for a table and we are already getting booked up with local businesses wishing

"We recognise, being a local independent business ourselves, with all local staff and just the one branch, how difficult it is for local businesses to showcase their products and services, many businesses do not even have shop fronts, so operate from home, so

for them this is like a mini trade fair and they can network with other businesses on the day whilst, the community can experience a market day feel with some extra special bargains and discounts available as well as some fun activities for all.

"We all talk about supporting local business but how often do we actually do it? Without local business we would have a village of redundant and closed shops.

"Can you imagine the village with shutters down going to rack and ruin? Can you imagine how this would bring the area down and affect your own home values?

"We strongly believe in helping the community and we hope all will want to get involved"

Anyone who would like a stand should contact Victoria on 01925 767000 or email ask@courtyardhomes.co.uk



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Return of Croft Beer, Gin & Prosecco Festival

FOLLOWING the success of the first ever Croft Beer, Gin & Prosecco festival last year, organisers have decided to do it all over again in 2019!

Not wanting to stand still, they have further developed the range of entertainment, drinks, food, seating and even souvenir glasses (you can choose either a pint glass or a gin glass on entry).

The previous event raised funds in support of Croft Village Memorial Hall and Croft Youth Activity Centre – providing space for community groups for all ages to meet and socialise.

There has been lots of goodwill to build on but organisers do however

need beer barrel sponsors – please contact Pete McCartney on 07703 363201 if interested, for details of the package.

Once again they are so looking forward to providing a great lunchtime/afternoon/evening out for visitors near and far.

The event takes place at Croft Village Memorial Hall, on Friday, June 14 (6pm – 11pm) and Saturday, June 15 (12 noon – 11pm). £5 entry, on the door.



Two new insurance and mortgage specialists join Amathus team

AMATHUS Financial Services has appointed two new insurance and mortgage specialists to its Warrington-based team.

Christopher Thorne and Jane Lister have joined the existing team at the Birchwood office and bring with them a wealth of property related experience.

Christopher said: "I'm very much looking forward to working with our clients to attain their goals whether they are looking to purchase their first home, thinking about equity release or looking to re-mortgage, we provide a bespoke service, tailored to the individual's needs."

Jane adds: "Our aim is to give our clients the best service and the most cost-effective solutions using the latest technology. We can source the best deals available on the market, everything from life cover to complex business protection as well as access to a comprehensive panel of mortgage lenders."

Of the appointments, Lynne Lister, Managing Director of Amathus FS said: "We are delighted to welcome Jane and Christopher. Their individual skills complement those of our existing team and will enhance the service we offer to our clients."



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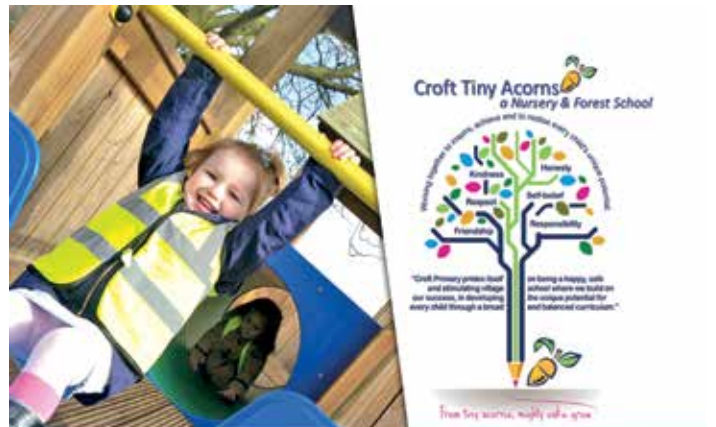
All set for Culcheth Parish Council

THE annual Culcheth & Glazebury Parish Council Community Day is just around the corner taking place on Bank Holiday Monday (May 6) from 12noon - 4pm and organisers are getting very excited.

It is the day when local charities and voluntary organisations get ready for a great day of fund-raising on Culcheth's central green.

This year will involve a sparkling day of family entertainment. Top of the bill is the amazing H & M Dog Display Team and the fabulous Band One steel band.

Throughout the afternoon there are displays by the breath-taking NW Karate team, exhibitions of classic cars, bikes and tractors, a family pet show, Wild Wings birds of prey and, for the youngsters, there is Circus Whiz, a children's entertainer, fairground rides and a Caribbean-themed fancy dress



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th and Glazebury Community Day

competition.

Radio Warrington will be at the event, in addition this year, the Library will be open in the afternoon for a programme of children's activities.

Before the day, every household should receive a leaflet, and there will be posters around the village centre, detailing times of the events

taking place.

Come along to Culcheth's green on Bank Holiday Monday and support various local charities, while enjoying great entertainment and all the fun of the fair.

For charities and organisations wishing to apply for grants, a range of relevant information will be available in the Parish Gazebo.



The Gardening Guide



“ Plant out warm weather crops such as tomatoes, squashes, cucumbers and peppers. ”

Simon Bax,
Plant Area Specialist

- Start applying summer lawn foods now - remember to water them in well
- Help the environment by composting as much of your garden waste as possible
- Evergreen hedges can be given their first trim of the season - if the clippings are not too woody, they can be mixed in to the compost heap
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Bents Garden & Home, Warrington Road, Glazebury, Cheshire WA3 5NT. 01942 266300. Check online for seasonal opening times.

For the latest events and online shopping visit bents.co.uk



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12:45 - H+M DOG DISPLAY TEAM
1:15 - NW KARATE DISPLAY
1:45 - BAND ONE STEEL BAND
2:15 - H+M DOG DISPLAY TEAM

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3:45 - KARATE DISPLAY

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Bents Garden & Home raise over £26,000 for St Rocco's Hospice

As Bents Garden & Home welcomes Once Upon a Smile as its new charity of the year, it has presented St Rocco's Hospice in Warrington with a cheque for £26,204 raised as their chosen charity last year.

Customers and colleagues again showed enormous generosity in helping Bents raise an incredible amount for its 2018 Charity of the Year, money which will help this fantastic community facility and its provision of high quality care for adults living with a terminal or life limiting illness.

Rachel Ingham, St Rocco's Fundraising Manager, who visited Bents to accept the donation, said: "We were absolutely thrilled when we were selected as Charity of the Year for Bents. It has been wonderful to work with them and they have been amazingly supportive, raising a fabulous amount in so many ways to help us continue to care for our patients and families.

"As well as the Bents' Ball last summer, they have taken on some amazing challenges, including cycling from Holyhead to Cardiff and entering an all ladies team in our Dragon Boat Race. They have also been great advocates for our work, welcoming our complementary therapists to Bents on several occasions to help raise awareness of all the different ways that we can support people in the Warrington area living with terminal and life-limiting illness. We very much hope that our relationship will continue in other ways going forward."

Rachel was joined for the occasion by representatives from Once Upon a Smile; Bents 2019 Charity of the Year. Founded in 2011 by actors Daniel Jillings and Danny Miller, the charity provides emotional and practical support to bereaved families in the Greater Manchester region with opportunities for children to understand and express their emotions in a fun and safe environment.

Matthew Bent, Managing Director at Bents Garden & Home, said: "We are absolutely delighted to have raised so much for St Rocco's and I would like to say a big thank you to all our customers and colleagues who have helped throughout the year to make the campaign such a success. We are now looking forward to working with Once Upon a Smile, another fantastic cause and one which we are keen to do just as well for in 2019."

In March this year, Once Upon a Smile moved to new premises in Old Trafford. Sidley House is a new dedicated bereavement hub which will allow bereaved families to express in a fun and safe environment. Bents hopes its 2019 fundraising efforts will contribute to the ongoing development of Sidley House and the dedicated support it provides.



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Becka tells of her three-year 'amazing experience'

A MEMBER of the 7th Culcheth Guide Unit senior section, Becka Banks, recently completed her Duke of Edinburgh's Gold Award.

She describes the three year scheme as "an amazing experience" which she would encourage any young, motivated person to do.

In an article written for Culcheth Life she says: "I have dedicated three years of my life completing all three DofE awards - Bronze, Silver and Gold - and I wouldn't change a thing.

"Duke of Edinburgh is made up of four main components: Volunteering, Skills, Physical and Expedition. Each of these components contributes to achieving your DofE Award and provides experience for later life.

"For my Bronze and Silver Awards I volunteered at my local church café, serving hot drinks and teacakes to the elderly. This helped my social skills as I got to interact with people who I normally wouldn't in my life and provided me experience in a café which now looks good on my CV.

"For a change, on my Gold Award I volunteered at my local charity shop which helped me gain experience in a shop and grew my confidence as I had to speak to customers whenever I was there - you have to do an hour a week but because I enjoyed it so much I did more.

"For the Skill part I learnt how to play the guitar throughout all of my Awards. I had lessons once a week

and regularly practiced which led up to me performing with a band at a summer concert. This was a big step for me as, before DofE, I had never played the guitar and performing to a mass audience petrified me. The Skill part of DofE is my favorite as it helps develop skills or be introduced to a new one. Skills can be learning a new instrument, like me, or something creative or even baking which I can imagine would be very tasty!

"The next component of DofE is the Physical section. I am not a very active person so I took up walking for my Bronze Award to help me train for the Expedition and also ease myself into exercise. Then for my Silver and Gold awards I went to the gym which benefited me in my Expedition part of DofE.

"The dreaded Expedition: the length and difficulty increases through the awards starting at two days, one night for Bronze to four days, three nights for Gold. We plan our own walks (with guidelines of where our camps are), walk by ourselves and cook for ourselves. This helped me gain independence and a sense of accomplishment when I got to the top of the hill with a sense of joy indescribable. Throughout the Expeditions I walked in Snowdonia, The Lakes and Peak District whilst battling all the weather conditions the earth could throw at us. I met loads of

amazing and inspirational people and have made friends for life.

"I wouldn't have been able to complete this award if it wasn't for Girlguiding and Simon and Pam from Challenge Expeditions - a big thank you to you! I also want to say a big thank you to my family who supported me through this with all the highs and lows. The biggest thank you goes to Sara Isles, from Girlguiding Culcheth District who made all this happen.

She organised all this and helped me maintain my DofE (where you put your evidence to complete your award).

"Finally, all I can say is if you're 14-24 and are yet to do DofE, what are you waiting for?"

Girlguiding Culcheth District offers the DofE Awards to all members aged 13+. If you would like more information then register your interest via www.girlguiding.org.uk/joinus



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Glazebury CE Primary School and Nursery

Police station to be relocated to nearby fire station

POLICE bosses have decided that Risley Police Station, Warrington should be relocated to Birchwood Fire Station.

The decision, following a six-week consultation, is the latest of a number across Cheshire in which police and fire services now share premises.

Currently, Risley police base is located on Delenty Drive, which is a no-through road in a quiet residential area of Birchwood. It provides a base for suspect interviews, meetings and for local PCSOs to book on/off their shifts. It also operates a help desk Monday to Friday between 10am and 3pm.

But it is no longer considered suitable for today's policing operational needs. The building is too large, it requires considerable investment to upgrade its facilities and has limited visibility and public access.

As part of the public consultation, police asked for local peoples' views on the proposals to re-locate Risley police base to Birchwood Fire Station, just 0.4 miles from its current location and to move the current help desk functions to Warrington police station which is open Monday to Saturday 8am to 8pm and Sunday 8am to 6pm.

The police community base at Birchwood library will continue to operate as a point of access for members of the public.

Police and Crime Commissioner David Keane said: "The relocation of Risley police base will provide an increased police presence for local residents in a more accessible location. It will also provide improved facilities for officers and PCSOs to work from and conduct meetings with members of the public. The relocation of the help desk to Warrington will ensure local residents can access more services during longer opening hours.

"As part of this decision, I have asked that the Constabulary put in place a plan to ensure the new police base offers even more opportunities for residents to have face-to-face interaction with officers."

The change is also expected to save £493,000 over the course of 10 years, which will be reinvested into front line policing.

Assistant Chief Officer Julie Gill said: "The decision supports the force's commitment for a police estate that is fit for the future based on operational need and to have a police service connected with its local communities. The decision will retain a police base within the local community at Birchwood Fire Station and achieve cost savings that can be re-invested into neighbourhood policing."

An implementation plan for the move is currently being drawn up.

Help Save Raven Inn campaign group stepping up activity

THE Help Save the Raven Inn campaign group is now stepping up its activity in a bid to save the historic pub at Glazebury, Warrington.

They are appealing to both the developer and the owners to work with them to save the Raven Inn and secure this historic building for future generations.

In the meantime they have to be very structured in their approach.

A spokesperson said: "We intend to conduct surveys, within the community, to get a feel for exactly what the community wants from the Raven Inn of the future.

"We will start this off with a sample survey. It will be available both 'electronically' and via printed questionnaires, which will be available on our Help Save the Raven Inn stall on Culcheth Community Day on May 6 – please come along to chat with members of the steering group!

"Once we have collated and analysed this information, we will hold another public meeting. We were hugely impressed with the turnout at

the first public meeting, together with the mobilisation of the local community to help save the Raven Inn.

"As part of our fundraising efforts we are also holding a car boot sale at Partridge Lakes Fishery May 27,

so start that spring clean!"

Further details will shortly be published via the 'Help Save the Raven Inn' Facebook page and posters in the villages.



Rotary club members prepare for the carnival season

LOCAL Rotary Club members will be out and about at local carnivals again this summer.

They will be present at Culcheth Community Day on Monday, May 6 and later in the year at the Croft and Winwick carnivals.

Visitors will be able to "Play their cards right" at Culcheth and Winwick and try a coconut shy at Croft.

They can also call in for a rest and a chat at the Rotary Tent and inspect a Shelter Box which contains a 10

person tent, a solar light, stove with cooking utensils, thermal blankets, a water purification unit, mosquito nets, tools and children's toys etc.

Visitors will have a chance to donate an item to a Shelter Box and help give vital relief to a

family suffering in a disaster area somewhere abroad.

The Rotary Club's biggest event of the year will again be the Culcheth Beer Festival which will be at Culcheth Sports Club on Friday and Saturday, September 13 and 14.



Soccer star returns to his old school to open new pitch

ASTON Villa and Wales defender James Chester, returned to his former school, Birchwood High School, to open their newly refurbished third generation artificial grass pitch recently.

The refurbished full-size pitch was made possible thanks to investment from the Premier League, The FA and Government, through their charity, the Football Foundation.

After netting a £367,235 grant from the Football Foundation, the refurbishment of the pitch began in December last year. The school also contributed £90,000 from

school funds to make the project possible.

The existing floodlit all-weather pitch was installed in 2010, but due to on-going quality issues was rapidly deteriorating, which led to its closure for community use in 2017.

This forced partner clubs Birchwood Juniors FC and

Woolston Rovers FC to find other pitches for matches and training.

Both clubs can now return home.

The new pitch will also provide students with a first-class playing surface for use throughout the school day in PE lessons, for school sports teams and extracurricular clubs.

Bournemouth AFC and Wales winger David Brooks and Bristol City midfielder Josh Brownhill both also attended the school and

will act as inspiration for the next generation of footballers in the community.

Headteacher Moira Bryan said: "We are absolutely delighted that through support from the Premier League, The FA and Government we are able to open our new 3G pitch. Our young people in school, the local community and grassroots sport in Warrington will all be able to benefit greatly from this facility."

Purple crocuses brighten springtime

SWATHES of purple crocuses by the roadside in Croft, Culcheth and Winwick were planted by local children in support of the "Purple for Polio" project.

The project is supported by the Bill and Malinda Gates Foundation and by Rotary with the aim of eradicating the disease.

A spokesman for the local Rotary Club said: "We are sure that, with justifiable pride, the children will have watched them multiply and flower, year on year.

"We thank them all for their support and for brightening our springtime."

The flowers pictured were in Warrington Road, Culcheth.



A life in toys led to Buckingham Palace

SPEAKER John Stirling opened Newchurch WI monthly meeting with an account of his life in "Buckingham Palace and Toys."

The toy connection began when he was nine and Enid Blyton chose him to play Noddy in a stage production - he even produced his original Noddy costume!

John was a pupil at the famous Italia Conti Stage School in Soho and came from a theatrical background - a film star mother and an operatic tenor father.

He had a long acting career working on radio and TV alongside the likes of Jimmy Edwards, Jack Warner, Sid James and Morecambe and Wise. He also wrote plays and moved to television directing. Through this work he inherited 12 neglected donkeys, thanks to his wife Annie, and this became a major focus of their lives.

They saved many donkeys which went on to provide companionship for disabled and handicapped children. Annie walked one donkey from Balmoral to Buckingham

Palace and this led to a meeting with the Queen, who chose to feature them in a Christmas broadcast.

The Stirlings' work for donkeys and children still continues and Barbara Delve thanked them heartily. John judged the April competition (A Dialect Poem) and chose Lesley Lloyd as winner, followed by Ann Langridge and Pat Fisher.

After tea, served by Rose Collins and Joan Evans. Four "birthday girls" were greeted and Ann Langridge was thanked for the flower arrangement on the President's table. The coffee morning had been very successful and the National AGM in June has chosen a resolution supported by Newchurch on rural bus services. There will be a visit to the Brindley Theatre on May 16 and a trip to York will be on June 22.

Next meeting will be on May 9 when Hazel Griffiths will talk about "Santa Evita".



Old trophies in search of new owners

WHEN the long-established Culcheth and district Horticultural Society closed last year they were left with a number of trophies which had been given to the society over the years.

Now the former members are anxious to dispose of the trophies but do not want to do so without trying to contact the original donors, or members of their families, who might like to keep them.

There are a dozen trophies, some dating back as far as 1958.

They are as follows: Chrysanthemum trophy, given by Bill Hornby in 1958; Best in Exhibition cup, given by Dr. J.G.H. Young in 1958; Dahlia Trophy, given by Doris Hornby in 1964; Charles Wing Memorial Trophy, 1964; Dahlia Trophy given by Mr Houghton in 1966; Jack Jones Trophy given in 1966; The Floral Art Trophy, given by Wilf Bennett; Tomatoes (tray) given by Geoff Howard; Lothersdale Trophy, given 1966; Rose Trophy given by Mike Jones in 1980; The Floral Art Trophy, given in 2012 and the Sweet Pea trophy given by Ray Scanes.

Anyone with a personal connection with any of the trophies should contact Margaret Fearn on 763284

Parish puts on a garden safari

THE eighth annual Garden Safari organised by the Rixton-with-Glazebrook Community Plan Group takes place on Saturday, June 8.

Eight local gardens will be open to the public, there will be a themed Scarecrow Trail and an exhibition of paintings by local artist at the Community Hall, Hollins Green.

Locally grown plants will be on sale and refreshments will be available throughout the day.

The event is open to all but children must be accompanied by an adult and dogs are not allowed.

The programme admits visitors to all gardens and other events and includes a map giving the location and a brief description of each garden and other events taking place on the day. Parking and toilets are available en route and are identified on the programme. It is available from various facilities around the parish including The Village Shop, Black Swan and Red Lion in Hollins Green, Glazebrook Post Office and Hamilton Davies Trust who sponsor the programme. Proceeds from the sale of programmes go to support Rixton-with-Glazebrook's Parish Plan projects.

For further information about the Garden Safari contact Mandy on 0161 222 4003 or 07767 075211 or mandy@hamiltondavies.org.uk

Culcheth Village Choir support Poppy Appeal

CULCHETH Village Choir helped raise funds for the Poppy Appeal with a special concert last year to mark the 100th anniversary commemorating the end of World War One.

Members Anne Skinner and Alan Freeman, representing the choir, recently presented a cheque for £123 to John Hughes, Chairman of the Culcheth and District Royal British Legion.

Thanking the choir for the wonderful donation John said: "This wonderful support for our Poppy Appeal will go towards helping service personnel and their families locally and around the

world through the ongoing work of the Royal British Legion."

The presentation was made in the new updated Memorial Hallway at The Culcheth Village Club. Also present was Paul Campbell, Chairman of the Culcheth Village Club.

The Culcheth Village Choir meets every Thursday at the Culcheth Sports Club, Charnock Road.



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Let's talk property

Frequently asked questions

What's the market like?

Is Brexit having an effect on the property industry?

Should I wait till next year to sell?

Ok, so let's talk honestly. The simple answer is of course Brexit is having an impact, how could it not, we can't turn the TV or the radio on without hearing the tedious tones of politicians arguing over the future of our country.

Does this mean the market is on its backside?

No, it means that the market is not as active as previous years but demand is still there. We are extremely busy here at Courtyard with valuations, meaning that people do want to move. The problem is that they are unsure in these times of economic uncertainty that now is the 'right time' to sell.

What we need to realise is that we are sometimes responsible for the buoyancy

in the market, if we all sit back and wait then we will only hinder each other, as no visible stock indicates a negative market thus highlighting a shortage of houses in the UK, the media will then publicize this fact and we all assume it is a bad time to move, but we created this!

Most people I talk to are not fearful that prices will crash or mortgage rates will alter, they are more concerned about unemployment and how Brexit may affect their current employment industry.

The fact remains that although the demand for homes declined across the country in March for the 8th month in a row, mortgage approvals in March rose by 4% on the year with 32% of loans being in the North West, so people really are still moving.

What other factors may affect my house sale?

It depends on which category your home sits in, terraced property, three bed semi-detached and bungalows are

selling particularly well as demand for these is always constant. Family detached homes although still very much have their place in the market have struggled slightly to maintain value, why? Well, in my opinion good old Brexit, the lack of wage increase vs living expenses, divorce and separation and the jump from a three bed semi to a four-bed detached is maybe just a little bit of a stretch in a risky market. So to gain the needed extra space they are deciding to stay put or stay and extend.

What about lettings?

Even lettings had a little lull at the beginning of the year but for the whole the local lettings market is a hive of activity despite the ever-changing landlord restrictions. Our local areas are not high volume rental regions, as property is too high in price for mass investors instead 'accidental landlords' are predominant as they let out a once family home or one they have inherited. As such when a house is placed on the market

for let, the demand is so great it generally rents within a 2 week period!

Is property still a good investment?

Absolutely! Bricks and mortar can provide you with a healthy return if you adopt the correct buying process in the first place and seek expert advice.

April is our busiest month to date this year

We have seen a lot of activity in the last month new instructions, sales agreed and lettings are extremely busy, if you would like to have a chat about your home or the property market in general, then feel free to give me a call.



By Victoria Barlow
Head of Courtyard Homes

Look out for our property 'questions and answers' section, as part of Courtyards Community Day on the 7th July, more information coming soon

