

TV presenter sets up a base in the region

By **CAROLINE CULOT**

Television property presenter Phil Spencer is opening a new office of his successful Chelsea-based property-finding business in East Anglia, covering Norfolk, Suffolk and Cambridgeshire – because he reckons the region is “absolutely essential” to be in.

Mr Spencer, who is known and adored by many female fans for presenting the Channel 4 TV programmes *Location, Location, Location* and *Relocation*, relocation with Kirstie Allsopp, hosted Archant’s Property Awards last November and commented on how impressed he was with Norwich and Norfolk.

Now his business, Garrington, run with friend and business partner Paul Tabor, is coming to East Anglia, with a new branch Garrington East being opened in Cambridge.

Mr Spencer said: “I see East Anglia as an absolutely

essential area to be in. As the market begins to slow down after a number of boom years, buyers are looking to get more for their money and are becoming more discerning.

“Increasingly, this region fills all the criteria that buyers are looking for – culturally, scenically and architecturally – and I predict that exceptional properties in this county will become hugely sought-after. I’m very excited about the new Garrington office, as demand for property in this area is most definitely on the rise.”

The Garrington East office will be managed by Jonathan Hopper, who used to be a Norwich estate agent and property finder before relocating to London to work with Mr Spencer. Mr Hopper will be conducting property searches in and around Norfolk and Suffolk as part of his job finding suitable properties for Garrington clients in London and around the UK.

Garrington was set up 11



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years ago in London to offer a service that would take the stress and pain out of house-hunting and help people to find and move in to their dream home. Since then, Garrington has opened offices in Oxfordshire, Cheshire, Devon and the South of France.

Mr Hopper said: “Having known Phil and Paul for several years and been continually impressed by the professionalism of Garrington, I am delighted to be developing the business across such a vibrant region as East Anglia.”

■ **An official launch party is being scheduled for May 2008. For more information on Garrington visit www.garrington.co.uk or contact the Cambridge office at 9, The Maltings, High Street, Burwell, Cambridge, on 01223 858310.**

■ **Phil Spencer and Jonathan Hopper are planning to write a new column for EDP Property, so watch this space for more details.**



Barn enjoys a beautiful setting

This newly converted traditional brick and flint barn with an outlook over some of North Norfolk’s prettiest countryside is for sale for a guide price of £420,000 with Bedfords. The property, 42 Wells Road,

Stiffkey, has an entrance hall, vaulted reception room and kitchen, three bedrooms with one en suite and a family bathroom. Outside, there is off-road parking and a garden. ■ For more information contact Bedfords on 01328 730500.



Open day at family house in sought-after village

An open house is being held this Sunday at 34, Brickle Road, Stoke Holy Cross, near Norwich, which is for sale for £399,950 with Your Move Bennetts.

The property, an attractive four-bedroom, detached house situated in a popular village location, offers spacious accommodation with an entrance hall, lounge, dining room, kitchen, utility, shower room and a conservatory. Upstairs are the four bedrooms and a bathroom.

Outside there is a good-sized rear garden and a side storage area, which has the potential for further extension subject to planning permission.

The property also has a studio/office and off-street parking.



■ The open house is being held on Sunday, February 3, from 10.30am-2.30pm and no

appointment is necessary. For more information contact Your Move Bennetts on 01603 629821.



BARN ED AND SOLAR SIMON

Help make your home an eco-haven

Simon: Well, has anyone asked to become a Barnist like you then?

Ed: It’s not a revolution; has anybody seen the light in your world? And don’t say you’re turning them on week by week! Right, I want to talk solar power so go on, enlighten me.

Simon: There are two basic types of solar power: solar thermal, or solar hot water, and solar photovoltaic (PV), which is solar electric. I have a passion for PV and the way it looks on a roof – the sleek black panels may not please everyone, but to me they are the Ferrari of micro-generation.

Ed: All new houses should have a least one type of solar energy panel, it’s about time it became an industry standard, not an optional extra. If we are to build zero-carbon houses by 2016, this technology should feature in all developments.

Simon: Don’t worry about payback, because energy bills will only continue to rise, as we have seen with the latest predicted rise of 10-15pc. Solar PV completely covering your roof is rather more expensive than tiles, but

tiles won’t earn you money sitting on your roof.

Ed: What are the actual costs involved and who can install it?

Simon: Most solar companies will sell you a simple DIY kit for your shed, but to have a system supplying your house would require an electrician. Most people would have a grid tied system, so when the solar isn’t working they are buying electricity from their supplier, and when they are generating from their roof they can sell what they don’t use. Some people in isolated parts of Norfolk may not be grid connected, so the electricity they generate will be stored in batteries. A standard grid-tied domestic system would cost about £6,000, off-grid is more, as you have to buy batteries.

Ed: For my barn, to install a 2.2kw off-grid system with eight batteries cost about £18,000. We do, however, have the wind turbine to achieve the remainder of the power consumption. My payback is already covered as this is lower than the cost of grid connection.

THE BIG CHALLENGE – NEWS FROM THE ECOBARN

We have been reusing the old farm buildings by having them crushed into useful-sized bits of hardcore. Then instead of having loads of concrete brought in for the foundations we mixed the recycled concrete in with some sand and a small amount of cement. We wanted to limit how much concrete we use after learning that concrete production accounts for between five and 10pc of the world’s man-made CO2 emissions. The timber will be re-used or used to heat the barn.

PRODUCT OF THE WEEK – EFERGY METER

I love this little meter – not only does it show you your electricity consumption, it tells you your carbon footprint. It’s easy to fit and can help you reduce your bills.

■ From £44.99. www.tango group.net and eco retailers.



TOP TIP

Buy a clothes airer and stop using your tumble dryer. Try Lakeland on St Stephens in Norwich or www.lakeland.co.uk.

CRACKING THE CODE

Dimmers: Always add up how many watts of lighting you are dimming and make sure that this does not exceed the switch’s capacity (three lamps at 60w will be 3x60=180w, so you will need a dimmer that can dim at least 180w). If you are dimming mains voltage halogen always check the dimmer maker’s instructions, you may need to double the

size of the dimmer, or the dimmer may not be suitable for use with mains voltage halogens. When dimming low-voltage lighting, check the transformer as it may need a certain type of dimmer, you will also need to add a percentage of the lighting wattage (normally 20pc) to find out what dimmer wattage you need (five low-voltage halogens at 50 watts is 5x50=250w+20pc=300w dimmer). Dimmers do buzz; but the better the quality, the better the product. And some dimmers need a deeper box.

■ If you have a question, get in touch with Ed and Simon by e-mailing caroline.culot@archant.co.uk. To contact Ed Masters at Barn Masters, ring 01986 781484 or visit www.barnmasters.co.uk For Simon, either pop into his shop on Church Street, Harleston, ring 01379 854840 or visit www.allthingsgreener.co.uk