

## Increased Window Display for Drewery



We are pleased to announce that our office window display area has now been largely increased with the introduction of a side window display area to the Sidcup office. The new display area means that the Drewery office now boasts one of the largest window displays in the local area allowing more properties to be viewed by passing public.

**Clive Lingard (sales manager) said** "our Sidcup office gets an unbelievable amount of passing traffic from people walking to the station, supermarket and schools, so the introduction of further display space will be a fantastic addition giving our vendors outstanding promotion of their property to the public"

Other developments with Drewery include the introduction of a web site for the Hollies development in Sidcup. The

new web site which can be found at [www.theholliessidcup.co.uk](http://www.theholliessidcup.co.uk) provides information on the development including the different types of property available to buy and to rent and visitors can use the site to search for available properties on the hollies development.

Another online development this month has included the introduction of online mortgage quotes to the Drewery web site, members of the public can now search and compare mortgage products online without having to call anyone, thousands of mortgage products including buy to let mortgages can be compared quickly online by simply entering a few figures. Visit [www.drewery.co.uk](http://www.drewery.co.uk) and look for our mortgage buttons.

### THREE BUDGET PLEDGES TO BOOST HOUSING MARKET

*CHANCELLOR George Osborne should use his first Budget to boost the housing market, the National Association of Estate Agents (NAEA) said today.*

*The association set out three pledges that it has called on Mr Osborne to make in the Budget.*

*These are a commitment to hold a long term review of Stamp Duty, to ensure lending criteria for home buyers is sensible and responsible and to explore introducing fiscal incentives to attract more first time buyers (FTBs) into the market.*

*Chief executive of the NAEA Peter Bolton King said: "The majority of the housing industry recognises the dampening effect that stamp duty has on the market.*

*"This Government has already begun to tackle this issue by raising the threshold to £250,000. Now is the time to go further and review the fundamental inequalities at the heart of this tax."*

*He added: "Responsible lending criteria is essential in a healthy, functioning housing market. We do not condone irresponsible lending. However currently, swathes of the population who could and should be in a position to own a property are being excluded by draconian lending criteria.*

*"The Government should work with major lenders to ensure that responsible people have access to appropriate credit."*

*The National Association of Estate Agents also recommends that Mr Osborne look to America for inspiration on bringing more first-time buyers to the market.*

### PROPERTY OF THE MONTH

A rare opportunity to purchase this impressive Potton character 4/5 bedroom detached house situated in a semi rural location with views of farmland and Rowhill Woods to front. Easy access to popular local schools, shops and bus routes. The A2/M20 motorways are also only a short drive away providing good links to the M25 orbital ring road. Properties of this style and location are rarely available, therefore internal viewing is highly recommended.

The internal accommodation briefly comprises: **entrance hall, living room (22'7 x 20'10), dining room, study/5th bedroom, kitchen/breakfast room, utility room and cloakroom.** Located on the first floor are four good size bedrooms and the large family bathroom complements the internal layout. Externally the property benefits from a superb size drive (approx 100ft leading to property, attractive mature gardens to front and rear and double detached garage with office room/workshop above.

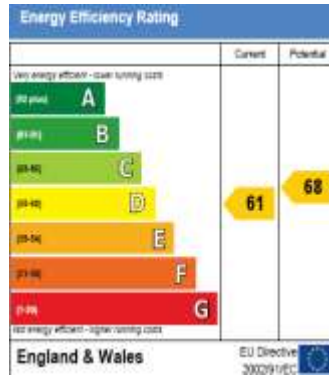
**Sale Price: £699,960**



## HIPS & Compliance Update

Home Information Packs have been suspended. The Government has announced the suspension of Home Information Packs with immediate effect from 21 May 2010. Homes marketed for sale on or after 21 May 2010 will no longer require a Home Information Pack (HIP).

The Energy Performance Certificate (EPC) will be retained. Sellers will still be required to commission, but won't need to have received an EPC before marketing their property. Drewery can provide both vendors and landlords with Energy Performance Certificates with vendors having the option to have a floor plan completed when the EPC surveyor visit the property.



## ARLA Reaction to Budget

**On the Chancellor's Budget** Ian Potter, operations manager of the Association of Residential Lettings Agents (ARLA), said

*"The planned rise of Capital Gains Tax may not be as extreme as many had anticipated, but it still comes with little consideration for the needs of landlords. Because of this, the Chancellor risks driving those landlords paying the higher rate of tax from an already very fragile housing market, at a time when they should be actively encouraged to stay and, ideally, further invest.*

*"In particular, neglecting to include rollover relief is a big gamble, as many landlords will now be penalised by CGT – and hit by Stamp Duty – when they sell one rental property and purchase another. This may further disincentivise some landlords from remaining in the Private Rented Sector (PRS) and negatively impact the overall supply of rental property.*

*"The PRS represents an extremely important part of the housing market, providing much-needed flexible and affordable housing to the UK. With this rise in CGT, the Government is taking a huge risk in destabilising the future supply of homes to the UK"*

## WHY USE DREWERY PROPERTY CONSULTANTS?

- **Established Agent:** Drewery are the most established agent in the area (est 1946) with a proven track record and membership of the NAEA & ARLA.
- **Prime Office Location:** Drewery occupy an unrivalled, prime location, close to Sidcup Station and major supermarket.
- **Experienced Sales Team:** Drewery employ the most experienced sales & letting team locally with 15 members of staff.
- **Maximum Internet Exposure:** Drewery has the most dominant internet exposure locally including rightmove, primelocation & findaproperty, plus 25 other property websites.



## Contact Us

Drewery Property  
Consultants  
128 Station Road  
Sidcup  
Kent  
DA15 7AF

Tel: 020 8300 6761

Fax: 020 8300 5029

Out of Hours Numbers:

Sales: 07749 554687

Lettings: 07743 470954

Email: [info@drewery.co.uk](mailto:info@drewery.co.uk)

Website: [www.drewery.co.uk](http://www.drewery.co.uk)



Office Hours:

9am- 6pm Weekdays

9am- 4pm Saturdays

Sundays and after 6pm see our out of hours numbers





Sidcup

£229,950

- Charming 2 Bedroom Terraced Cottage
- 26'3 Lounge/Diner
- Close To Local Shops, Schools & Bus Routes



Sidcup

OIRO £300,000

- Unique & Unusual 3 Bedroom Coach House
- 23'2 x 16'3 Lounge & Separate Dining Room
- 42' Walled Rear Garden



Sidcup

£765,000

- Spacious 4 Bedroom Detached House
- 120' Established Rear Garden
- Located In Christchurch Conservation Area



Sidcup

£399,950

- Extended 4/5 Bedroom Chalet Style House
- Sought After Residential Position
- Detached Garage & Ample Off Street Parking



Sidcup

£175,000

- Spacious 2 Bedroom First Floor Flat
- Open Plan Living Room / Luxury Fitted Kitchen
- Communal Grounds & Allocated Underground Parking



Sidcup

£475,000

- 3 Bedroom Extended 'B' Type Chalet
- 2 Receptions & Fitted Kitchen
- Driveway, Detached Garage & 75' Rear Garden



Bexley £1200 pcm

- 3 Bedroom Semi Detached Bungalow
- Living Room With Patio Doors To Conservatory
- 70' Garden, Large Driveway & Car Port



Sidcup £775 pcm

- 2 Double Bedroom Ground Floor Flat
- Fitted Kitchen With Some Appliances
- Communal Grounds & Garage En Bloc



New Eltham £700 pcm

- 2 Bedroom Purpose Built Flat
- Lounge With Archway Leading To Kitchen
- Popular Residential Road



Welling £1800 pcm

- 4/5 Bedroom Detached House
- 2 Receptions & Kitchen/Breakfast Room
- Rear Garden & Triple Length Garage



Sidcup £675 pcm

- 1 Bedroom First Floor Conversion Flat
- Spacious Living Room
- Communal Gardens & Allocated Parking Space



Sidcup £650 pcm

- 1 Double Bedroom Purpose Built First Floor Flat
- Living Room & Kitchen
- Communal Gardens & Garage En Bloc