

# Spring Newsletter 2022

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# WELCOME To our Spring Newsletter

On behalf of everyone at Adam Hayes, I would like to welcome you to our Spring edition of our Community Newsletter, which is being delivered to the local homes in the area. After a busy start to the year, I am delighted to report that activity is still strong moving into the traditionally busy Spring months of the year.

Whilst nobody has a crystal ball that can tell what this year holds, I am not forecasting doom and gloom for the North London property market any time soon.

We have seen demand for 3 and 4 bedroom family houses being incredibly strong, with many houses selling within a short period of time and on many occasions selling for well above their asking prices. Even though interest rates are expected to rise again, borrowing rates remain exceptionally low and that will support demand and transactions moving forward.

We have also noticed that as building costs have gone up drastically over the last 18 months, families are more inclined to upsize rather than go through the hassles of extending their existing homes which naturally boosts the prices of homes across the board.

I have always believed that buying property is a long-term commitment and sometimes you just have to make your decision, get something bought and start the journey of the next 25 to 35 years of living in your family home whilst paying off your mortgage.

The bottom line is, to ensure that any North London house move that you intend to make is something that you can afford, allow for future rises in interest rates and make plans for as many eventualities as possible.

In this edition of our newsletter, we will be looking at questions buyers and tenants should ask on viewings. We will also look at the importance of having an inventory when renting and how best to handle a boundary dispute.

As usual, we will also showcase some of our wonderful properties that we are currently marketing for sales and to rent. Feel free to contact me or my team if you need any property related advice, I hope you enjoy reading our newsletter...

Yours sincerely

Yasser Elkaffass Director

# **PROPERTIES FOR SALE**



# Churchfield Avenue, North Finchley, N12

# £875,000

Situated in this popular residential tree lined road off North Finchley High Road and conveniently located within minutes walk of local shops and amenities is this well presented and extended five bedroom, two bathroom halls adjoining end of terraced character house. The property benefits from two reception rooms with an additional morning room, a modern kitchen, an approximately 50ft mature rear garden and several period features including fireplaces.



Ravensdale Avenue, N12 £895,000

Situated within minutes' walk of Friary Park in this popular tree lined residential location off North Finchley High Road is this extended three bedroom semi detached house. The property is offered chain free and benefits from two reception rooms, a guest cloakroom, a mature rear garden and off street parking with shared drive to garage



### Southover, N12 £1,100,000

Set back in this popular tree lined road in the heart of Woodside Park and set within the catchment area of a number of popular schools is this extended five bedroom, two bathroom semi detached family home. The property is offered chain free and benefits from a mature rear garden, off street parking with its own drive to garage, a utility room, two reception rooms, wooden flooring and double glazing.

To arrange a viewing or book a valuation please call our Finchley Central office on 020 8189 6333. Alternatively Scan the QR Code for an Instant Valuation





# Granville Road, North Finchley, N12

# £495,000

Situated in this residential tree lined road off Ballards Lane and within minutes' walk of local shops, transport facilities, local amenities and Victoria Park is this well presented, modern two double bedroom, first floor maisonette. The property is offered chain free and benefits from an approximately 20ft reception room, a modern kitchen and bathroom, off street parking and its own section of garden.



# Moss Hall Grove, N12 £329,950

Conveniently located in this tree lined road off Nether Street and within walking distance of the multiple local shops and transport facilities is this well presented one bedroom, first floor apartment. The property is offered chain free and benefits from an approximately 17ft reception room, a modern bathroom, use of communal of gardens, gas central heating and double glazing.



### Kingsway, N12 OIEO £545,000

Situated in this sought after luxury development in the heart of Tally Ho and within easy access of local shops, transport facilities and amenities is this well presented two bedroom, two bathroom duplex penthouse apartment. The property set over two floors and benefits from a 24 hour concierge, an approximately 18ft reception and a modern open plan fitted kitchen.

To arrange a viewing or book a valuation please call our North Finchley office on 020 8445 4008. Alternatively Scan the QR Code for an Instant Valuation



# **PROPERTIES FOR SALE**



# The Bishops Avenue, East Finchley N2 £13,500,000

A gated, double fronted detached house located on this prestigious avenue in North West London. The house offers spectacular family accommodation with the additional benefit of a full leisure facilities. Extending to approx. 10,625 sq ft this impressive eight bedroom house has a prominent, inviting staircase. To the front of the property the gated driveway provides ample off street parking and access to a car lift. The large rear garden being 93ft long by 65ft wide.



On the first floor there is the master bedroom with two dressing areas and en suite, there are an additional three bedrooms each with an en suite and on the second floor there are three further bedrooms each with an en suite bathroom along with a superb games room with it's own kitchenette. On the lower ground floor there are further leisure facilities incorporating a gym, cinema room, treatment room/salon, wine cellar and staff accommodation.







# Long Lane, East Finchley, N2

# £575,000

Situated in this popular tree lined road and within minutes' walk of Victoria Park is this beautifully presented and extended three bedroom, two bathroom duplex conversion. The property has been refurbished by its present owners and benefits from its own section of garden, a modern eat in kitchen, off street parking, double glazing and a Juliet balcony in its master bedroom.



### New Ash Close, N2 OIEO £350,000

Situated in this residential area off Oakridge Drive and conveniently located in the catchment area for the Archer Academy is this recently decorated two bedroom ground floor apartment. Benefitting from an approx. 13ft reception room with direct access to a communal garden, a security entry phone system, double glazing and allocated off street parking.



### King Street, N2 £385,000

Situated in this residential area off Church Lane and within minutes' walk of local shops and amenities is this well presented two bedroom top floor (second) apartment. The property is in excellent decorative order and benefits from an approx. 20ft reception room, a modern kitchen and bathroom, gas central heating and double glazing.

To arrange a viewing or book a valuation please call our East Finchley office on 020 8883 2621. Alternatively Scan the QR Code for an Instant Valuation



# **PROPERTIES FOR SALE**



# Templars Crescent, Finchley N3

# £1,125,000

Situated in this residential area off East End Road and set within the catchment area for a number of popular schools including Akiva Primary School is this recently refurbished and interior decorated four bedroom, two bathroom (one ensuite) double fronted modern semi-detached house. The property benefits from open plan living, floor to ceiling windows overlooking a south facing garden, off street parking, a garage, a contemporary kitchen and centre island, guest cloakroom and approx. 14ft master bedroom.



### Elm Park Road, N3 OIEO £820,000

Situated in this popular residential area off Nether Street and within walking distance to both Finchley Central and West Finchley tube stations (Northern line) is this extended five bedroom, two bathroom terraced house. The property is in the catchment area for a number of popular schools and benefits from two separate reception rooms, a well presented eat in kitchen and a mature rear garden.

# Howcroft Crescent, N3 OIEO £900,000

Situated in this residential area off Nether Street and set within the catchment area for a number of popular schools including Moss Hall Primary School is this well presented and extended three bedroom, semi-detached house. The property is offered chain free and benefits from a guest cloakroom, off street parking leading to its garage, a modern kitchen and a mature rear garden.

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# Gordon Road, N3

# £450,000

Conveniently located within minutes' walk of both Finchley Central and West Finchley Tube Stations and set in the catchment area to a number of popular schools is this beautifully presented two bedroom, ground floor conversion. The property benefits from a 15ft reception room, a modern kitchen and shower room, gas central heating and direct access to a communal garden.



### Langstone Way, NW7 OIEO £550,000

Conveniently located within minutes walk of Waitrose and close to Mill Hill East underground station (Northern line), bus routes and local shops is this well presented larger than average two double bedroom (859 sq ft) apartment on the 3rd floor of this popular retirement block for over 55's. The development has been designed for independent living and benefits from a balcony, residents restaurant and luxurious communal lounges.



## Waverley Grove, N3 £300,000

Situated in this popular lift serviced mansion block off Waverly Grove and within easy access to the A41 and places of worship is this unmodernised two bedroom third floor flat. The property is offered chain free and benefits from ample storage, gas central heating, double glazing, use of communal parking and communal gardens.

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# Ten questions you should ask when viewing properties

Whether you are looking to buy or rent, moving into a new property is an exciting time. However, a quick first viewing may not determine if the property is right for you. At Adam Hayes, we want your moving experience to be as smooth and hassle-free as possible so we have compiled 10 vital factors that are important to consider whilst viewing properties.

#### 1. What is included?

Establish whether the previous occupants are intending to leave any items behind and if you do not require these items, check whether it is possible to have them removed before moving in.

#### 2. Damage to fixtures and fittings

If there is any apparent damage or breakages, voice these concerns when viewing the property so you can agree a schedule of repairs before the moving-in deadline approaches.

#### 3. The tenure of the lease

When purchasing a property double check critical factors such as the remaining years on the current lease and if it is a communal building, which service charges apply.

#### 4. Initial Costs

If you are renting, what are the total costs which you will incur? From initial deposits to monthly rent, calculate all expenditure and whether this is within your budget.

#### 5. The previous occupants

Try to establish why the previous occupants are leaving and how long they have lived there for. Pockets of information such as are the neighbours friendly or do they even know their neighbours can give a clearer perspective. The more information you gather about the specific property and its surrounding area, the more beneficial for your final decision to commit.

#### 6. Do all appliances work?

Check taps, showers, radiators and any white goods to confirm you are satisfied with the general working order of all appliances. Inform the agent immediately if there are issues with any appliances so they can arrange repairs. Even inquire with the previous occupants or estate agent as to any relevant servicing of appliances such as the boiler to be aware of the lifespan of current appliances.

#### 7. Phone signal and wi-fi issues

Check your phone signal whilst viewing the property and check online the wi-fi speed in the area. This is particularly important for home offices.

#### 8. Running costs

If possible, ascertain from the previous occupants the total running costs including council tax and utility bills so that you can be aware of them and budget for them.

#### 9. The local area and amenities

Investigate the local amenities by walking around the property and time how long it takes to walk to the local tube station, bus station or local shops and cafes. Can you register with a local doctors' surgery and dentists? If applicable, are you in the catchment area for the best local schools and nurseries?

#### 10. Outdoor areas

If parking is important, verify any allocated car parking spaces or parking permits in the immediate vicinity. If there is a garden, does it belong to the property or is it communal? If communal, who is responsible for the upkeep and does this incur extra expenditure?

When searching for your next home, save time and check out Adam Hayes listings of homes for rent and homes for sale or pop into your local Adam Hayes branch office.

# PROPERTIES TO LET



# Woodside Avenue, Woodside Park N12 £1600 PCM

A charming one-bedroom purpose built apartment situated on Woodside Avenue, a quiet street in the heart of Woodside Park, famous for its tree lined roads and country feel. The property is a short walk from Woodside Park (Northern Line) underground tube station, which has services to the West End and the City in less than 30 minutes.

The property comprises of a good size reception room with carpet throughout, dining space and offering lots of natural light. There is a fully fitted modern kitchen with modern appliances, cabinets, and stone worktops; a double bedroom with storage space. Other benefits include gas central heating allocated off street parking and access to the residents communal gardens.

North Finchley High Road is a short walk away offering an excellent selection of boutique shops, popular restaurants, gastro pubs, cafes, patisseries, and is a short bus ride to North Finchley's Vue Cinema. The open spaces of Woodside Park are also nearby, providing parks and scenic hilltops.

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# Christchurch Avenue, N12

# £1395 PCM

A beautiful one bedroom 2nd floor purpose built apartment with allocated parking for one car situated within easy access of multiple shops and amenities and also West Finchley tube station (Northern Line). The property is in a great condition and benefits from an approx. 17ft lounge, a modern fitted kitchen, gas central heating and double glazing.



## Kingsway, N12 £1950 PCM

A beautiful two bedroom duplex penthouse apartment situated in this sought after development in the heart of Tally Ho and within easy access of local shops, transport facilities and amenities. The property set over two floors and benefits from a 24 concierge, an approximately 18ft reception with a modern open plan fitted kitchen and two bathrooms.



## Moss Hall Grove, N12 £1600 PCM

A beautiful two double bedroom ground floor apartment well located for Moss Hall School and within easy access of West Finchley Tube Station and multiple amenities. The property benefits from an approximately 21ft reception, fitted wardrobes, a modern fitted kitchen, a fully tiled bathroom with separate WC and communal gardens.

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# PROPERTIES TO LET



# Creighton Avenue, East Finchley, N2 £4495 PCM

A beautiful and newly decorated four bedroom semi-detached family house situated in this sought after residential location in East Finchley bordering Muswell Hill. This bright and spacious property is well located for Fortismere Secondary School and Eden Primary School and is also within easy access of East Finchley Tube Station and multiple shops and amenities.

The property has been extended on the ground floor and benefits from an approx. 27ft reception and dining area, an approx. 22ft fitted kitchen with SMEG and Bosch appliances, an approx. 21ft garage with a further kitchen comprising of a second oven, hob and sink, a downstairs shower room, a modern family bathroom, a spacious loft area for storage, a large rear private garden with patio and ample fruit trees and flowers, security alarm and off street parking for two cars.

Creighton Avenue is conveniently located within close proximity to Martins Primary School, Brooklands School and accessible to both Kenwood Park and Alexandra Palace.

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# Sylvester Road, N2

# £1600 PCM

A recently refurbished two bedroom first floor conversion conveniently located within easy access of East Finchley High Road, the A406 and multiple bus routes and shopping amenities. The property benefits from a good size lounge, a modern fitted kitchen, a fully tiled modern shower room, wooden flooring and double glazing.



### Leicester Road, N2 £1700 PCM

A charming two double bedroom two bathroom (one an ensuite shower) duplex conversion in this popular location, within easy access to East Finchley tube station (Northern Line) and multiple shopping facilities. The property benefits from a 16ft lounge, an eat in size kitchen, ample storage, double glazing, gas central heating and access to a shared rear garden.



Lankaster Gardens, N2 £1300 PCM

A beautiful one bedroom first floor purpose built apartment situated in this modern gated development, within easy access to local amenities and transport facilities. The property benefits from a modern fitted kitchen, secured underground parking, balcony, gas central heating and double glazing.

To arrange a viewing or book a valuation please call our East Finchley office on O2O 8883 2621. Alternatively Scan the QR Code for an Instant Valuation



# PROPERTIES TO LET



# Spencer Close, N3

# £2100 PCM

A well presented two double bedroom, two bathroom one en-suite) first floor purpose built apartment situated in this sought after lift serviced and portered development, within easy access to Finchley Central Tube Station (Northern Line). The property benefits from a 20ft reception, an additional study / dressing room, balcony, allocated off street parking and double glazing. To really appreciate the size, location and condition an internal viewing is highly recommended.



Ballards Lane, N3 £954 PCM

A modern studio flat inclusive of water rates situated above a commercial premises within easy access of Finchley Central tube station (Northern Line) and local shops and amenities. The property benefits from a separate modern fitted kitchen, modern bathroom, laminated wooden flooring, spot lights, double glazing and gas central heating.



### Finchley Road, NW11 £1408 PCM

A modern one bedroom flat situated above a commercial premises in this fantastic location within close proximity to local shops and amenities and easy access to Golders Green tube station (Northern Line). The property is in great condition and benefits from a modern fitted kitchen, wooden flooring, double glazing and gas central heating.

To arrange a viewing or book a valuation please call our Finchley Central office on 020 8189 6333. Alternatively Scan the QR Code for an Instant Valuation







# Elm Park Road, N3

# £1995 PCM

A beautiful and recently refurbished three/four bedroom duplex maisonette situated in this tree lined road off Nether Street, within close proximity to both West Finchley and Finchley Central tube station (Northern Line) and local amenities. The property benefits from an approx. 17ft lounge with bay windows, a lovely modern fitted kitchen, an approx. 18ft principle bedroom with a stunning modern fitted ensuite shower room on the 2nd floor, ample storge and gas central heating.



## Ballards Lane, N3 £1700 PCM

A beautifully refurbished two double bedroom top floor purpose built apartment situated in this sought after development off Ballards Lane, within easy access to Finchley Central tube station (Northern Line) and multiple shopping amenities. The property is in excellent condition and benefits from a good size lounge, a modern fitted kitchen, a fully tiled shower room, and use of a mature communal garden.



Howcroft Crescent, N3 £2500 PCM

Situated in this residential area off Nether Street and set within the catchment area for a number of popular schools including Moss Hall Primary School is this well presented and extended three bedroom semi-detached house. The property benefits from an approx. 30ft through lounge, a modern kitchen, a guest cloakroom, a four piece bathroom suite, gas central heating, ample storage, double glazing and off street parking for one car.

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# The Importance of an Inventory Report

Whether you are a tenant looking to move into rented accommodation or a landlord looking to protect your investment, a property inventory is a vital document to have. Whilst most landlords will be aware of its importance, many tenants have a laissezfaire attitude towards them. This is a mistake, and one that can prove costly later on.

#### What is a property inventory?

Before we get into the reasons why property inventories are important for both tenants and landlords alike, it's probably a good idea to explain exactly what they are. Property inventories are simply documents that report on the state of the property and its contents at the time of assessment. These assessments are carried out twice in an identical fashion: once at the beginning of the tenancy (the inventory), and again at the end (the checkout).

The most important part of the initial inventory assessment is the Schedule of Condition. This details the state of every part of the property, such as the décor, floors (for example, wooden floors should they be present), walls and ceilings. Many landlords are under the false impression that inventories are solely for fixtures and fittings, but the Schedule of Condition offers protection against any structural damage that may occur during the tenancy, too. Therefore, it is always prudent to have an inventory taken, even if your property is actually unfurnished.

Having the two documents to hand allows both parties to see exactly how the property has changed across the duration of the tenancy. The checkout report will detail any areas of attention that need highlighting, and these will usually be segmented into 'landlord' and 'tenant' sections to determine who is responsible for what.

Having these documents lessens the likelihood of disputes and make the process of exiting a tenancy simple and straightforward. However, it is vital that both parties thoroughly check the reports to ensure that nothing has been missed. As a tenant, you have the right to be present during the checks. This can help ensure that the person conducting the check doesn't miss anything, but it's still a good idea to give the document a thorough read through once it has been compiled. Spotting errors and omissions as soon as possible will allow changes to be made to the report without fear of blame being passed to you.

#### Who conducts the inventory?

Inventories can be compiled by either the landlord themselves, a letting agent, or an independent inventory clerk. Independent inventory companies should be a member of a professional association to ensure you are dealing with a reputable firm.

Inventory reports are usually compiled on move-in day and both parties are required to sign the document in order to confirm that they are in agreement with its contents. The amount of detail within the report will largely depend upon the value of the property's contents and may include photographic evidence as well as written documentation.

Landlords should be aware that conducting their own inventory could cause issues should a dispute arise. Protection schemes such as the TDS (Tenancy Deposit Scheme) will always favour inventories conducted by professionals over those carried out by the owner of the property.

#### Reasons why both landlord and tenants need a property inventory

Conducting an inventory will give both parties an accurate assessment of the current state of the property. The property inventory will highlight any areas that need addressing and stipulate exactly who is responsible for their repair. Having the document to hand will assist tenants on exactly how the property should be returned to the landlord and provide a guideline as to how the home should be maintained. Inventories easily distinguish between damage and fair wear and tear.

Property inventories help protect both the landlord's investment and the tenant's deposit. Conducting a thorough inventory lessens the chances of disputes arising once the tenancy has run its course. Should a dispute arise, however, having an inventory in place will help ensure the right result is reached.

# Dealing with a Boundary Dispute

Disputes with neighbours are common. Whilst we would all like to ideally live harmoniously side by side, occasionally scenarios will crop up that lead to disagreements.

One of the more common disagreements between neighbours are boundary disputes. These disputes start when two neighbours fail to agree on where exactly one person's property ends and the other's begin.

Boundary disputes occur for a number of reasons. Most commonly one might object to another's plans to extend their property or construct an outbuilding in a particular area, there may be a disagreement over the erection of fences or walls, one may feel an overgrown hedge or tree is encroaching onto their property.

Before any disagreement has the opportunity to turn into a dispute, it's important to establish who owns the land. You do this by looking at the deeds. These are more important than the Land Registry title plan, which will just show the general, physical boundaries of your property rather than legal parameters.

The exact layout and extent of boundaries can often be surprisingly complex. It's often the case that boundaries aren't clearly mapped out.

Also, boundaries can change significantly over time due to removal, replacement or adjustment. Such confusion can lead both parties to believe they are in the right, which can ultimately lead to a drawn out dispute.

Boundary disputes don't just occur between existing neighbours. If you're moving into a new home and are intending on making changes that may affect the boundaries of the property, there are a number of steps you can take pre-sale to avoid running into a dispute down the line.

Check the filed title plan that your conveyancers send you to ensure the boundaries on the ground match the legal title.

If there are any discrepancies, raise it with your legal advisor to ensure the plan and/or boundaries issues are dealt with prior to becoming legally bound to the purchase of the property.

Ensure your conveyancing solicitor advises you what the actual legal title deeds say about the boundary position and responsibility for maintenance and repair. If in doubt at all, contact the Land Registry or surveyor to have a boundary survey (although there will be a charge for this).

#### How to resolve a boundary dispute?

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There are a number of steps to be taken when attempting to resolve a boundary dispute. It's important to avoid rushing into legal proceedings. You should always attempt to address any disagreement amicably and be sure to give your neighbour adequate time to address any concerns you bring forward (and vice versa).

We suggest the first step you take is to talk to your neighbour. Tempers can flare and emotions run high when a boundary dispute emerges, however, you may be surprised at what informal negotiations can achieve. If your neighbour is a tenant, then you may be able to address the dispute by discussing it with their landlord instead.

If you are unable to resolve the issue between yourselves, you may want to consider legal action. As mentioned before, boundary disputes are rarely straightforward and often very complex. This is where specialist legal assistance can prove indispensable. We recommend contacting a trusted solicitor who specialises in boundary disputes.

If you have a boundary dispute or need to talk in confidence about your rights or a potential issue that may arise please feel free to contact our sales director Yasser Elkaffass who has over 20 years experience dealing with property related matters.

# "PLEASURE IN THE JOB PUTS PERFECTION IN THE WORK"

ARISTOTLE

"I contacted Adam Hayes recently as I was looking to sell my property. Within 2 days they had arranged viewings around my work schedule and found a buyer in 3 weeks. I found Adam Hayes to be professional, honest, accommodating and always willing to go that extra mile to help make the selling process less stressful."

Miss Z Halil

"I had my flat up for sale with almost all the Estate agents in North Finchley as sole agents for sometime. Then I thought of Adam Hayes Estate Agents. I met Yasser first and I felt I could trust him straight away. Sawan & Ercan both sales managers started working on my property and their care and professionalism has been apparent since the first day. I sincerely thank Adam Hayes especially Yasser, Sawan & Ercan for their support, reliability and excellent work on my property. I just want to tell everyone not to waste time with any other state agents. By the way they SOLD my flat. "

Fariba Nassiri

"Adam Hayes Estate agents really looked after us, they were so professional and nothing was too much trouble . If you are looking to let your property look no further they really were wonderful , especially Donna who made this whole experience smooth"

Mahza Pari

\*\* \*\* Google

5.0

HUNDREDS OF VERIFIED GOOGLE REVIEWS



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