

THE BOXGROVE BUGLE

THE MAGAZINE LINKING CHURCH AND PARISH

Boxgrove Priory, The Priory Vicarage, Church Lane,

Boxgrove, Chichester, PO18 0ED

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www.boxgrovepriory.co.uk

September 2021



A firm August favourite with local residents and visitors: Cream Teas in the St Blaise Centre. Read more on page 20.

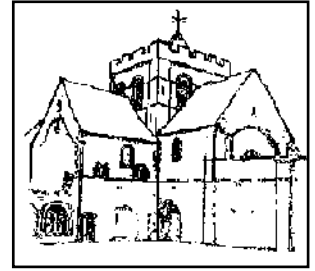
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Who's Who in Boxgrove

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CDC MEMBER FOR BOXGROVE WARD & CHAIRMAN, BOXGROVE PARISH COUNCIL

Mr Henry Potter - 01243 527312

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BOXGROVE VILLAGE HALL Bookings & Enquiries

Matthew Hall - 01243 788332

BOXGROVE VILLAGE STORES & CAFE

Open: **Mon-Fri** 7.30am-5.30pm; **Sat** 8.00am-5.00pm;
Sun 8.00am-2.00pm

Tel no: 01243 773201 - Boxgroveshop@gmail.com



From Father Ian

Choral Festival

These past months have reminded us of how much pleasure and joy we get from live music, and how we take access to all kinds of music as a given. Covid has, necessarily, reset our expectations.



At a personal level, I had bought tickets to a Suzanne Vega concert, due to take place in London around a year ago, and which is now rescheduled to next February! But I have not needed to wait so long to experience the thrill of live music, for just in the past couple of weeks I saw the Festival Theatre production of *South Pacific*, and then, in Boxgrove Priory, we had a very beautiful concert by the Gesualdo 6. Very different experiences, but each stirring and exciting the soul.

From 2 - 5 September we have the *Boxgrove Priory Choral Festival at which the Beaufort Singers, conducted by Joseph Wicks, will sing music spanning the centuries. After the pandemic gap last year, it will be wonderful to welcome the singers and the audiences and worshippers back. The 5th is a Sunday, and at the 11am service we will hear the Mass in G minor by Ralph Vaughan Williams and, as an extra treat, the RVW setting of the Te Deum in G, to be conducted by Christopher Robinson, former Director of Music at Worcester Cathedral, St George's Windsor Castle, and St John's College, Cambridge. World class music on our doorstep.

Lord God, you fill our lives with music to help us at times of sadness and rejoicing. Bless the work of all musicians that, inspired by your Holy Spirit, they may share in the joy of creation, filling the earth with beauty and wonder. Through Jesus Christ our Lord. Amen.

Every blessing,

Father Ian

*See page 6 for full details. Ed



War does not determine who is right; it determines who is left.

The Bugle's even better on line - it's in colour!
http://www.boxgrovepriory.co.uk/boxgrove_bugle.html



THE BUGLE

Articles on any aspect of Boxgrove news - village or Priory-based - are always most welcome. In normal circumstances the Boxgrove Bugle is distributed **free of charge** to each household within the parish and published on-line, as well as being sent further afield and being available in the Priory for visitors and non-residents of the parish. When printed, the run exceeds 700 copies per month; currently, however, it is possible only to publish it on the [Priory website](#).

Items to be considered for publication should be sent to the [Editor](#) at her new address:: editor.boxgrovebugle@gmail.com. Submission is requested by the **15th day of each month**, please, for publication on or around the last Sunday of each month. Alternatively, items clearly marked "**Boxgrove Bugle**" may be left in the Vicarage postbox.

DATES 2021

NB: There is no Bugle in January or August

Issue Month	Copy Deadline	Publication Date
October	15 September	30 September
November	15 October	31 October

BUGLE ARTICLES AND CONTENT

Please contact Tina Thurlow - editor.boxgrovebugle@gmail.com

BUGLE ADVERTISING

Please contact Tina Thurlow - editor.boxgrovebugle@gmail.com

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and may be read on-line in colour at

http://www.boxgrovepriory.co.uk/boxgrove_bugle.html

Why not add a link to your desktop?

SEPTEMBER SERVICE TIMES

After discussions at the PCC Standing Committee
from **Sunday 12 September, service times are changing:**

Sundays	Low Mass at 8.30am; Solemn Mass at 10.30am
Mondays	Mass at 9am
Tuesdays	Mass at 10am (followed by Coffee)
Wednesdays	Mass at 12noon
Thursdays	Mass at 9am
Fridays	Mass at 9am
Saturdays	Mass at 9am

On the first Sunday of the month at the 10.30am Mass the setting of the Ordinary (Kyrie, Gloria, Creed, Sanctus, Benedictus and Agnus Dei) will normally be congregational, with anthems and motets sung by the choir. There will not be Sunday School on that day, as the hope is to have everyone in church together.

Sunday School will run on the other Sundays from 10.20am in the SBC. Youngsters will come over to church for the second half of the service.

We will review these arrangements in December.

People are encouraged to attend the services in person, though most will continue to be livestreamed.



Mass for Thursday in the seventh week of Easter (Lanfranc)



Mass for Wednesday in the seventh week of Easter (St Augustine)



Mass for Tuesday in the seventh week of Easter (Requiem for David Lloyd)

You can still 'join in' the Mass from the Priory, 'live' or at a time which may be better for you. Visit the Parish [Facebook](#) page.



Other useful contact details

Local Police - Emergencies 999 or 112 ~ Other matters 0845 60 70 999 or 101

Citizens Advice - Consumer helpline: 0345 4040506

Action on Elder Abuse - Confidential helpline: 080 8808 8141

Action Fraud - National fraud reporting centre: 0300 123 2040

Cox • Park • Howells • MacMillan • Stanford • Vaughan Williams • Lobo • Victoria

BOXGROVE CHORAL FESTIVAL

THE BEAUFORT

∞ SINGERS ∞

2 - 5 SEPTEMBER 2021

BOXGROVE PRIORY

SEVEN LIVE EVENTS

FESTIVAL PASS - £35



Scan for tickets and schedule or visit

[https://thebeaufortsingers.co.uk/
boxgrove-choral-festival-2021/](https://thebeaufortsingers.co.uk/boxgrove-choral-festival-2021/)



@BeaufortSingers

www.thebeaufortsingers.co.uk



CHICHESTER CATHEDRAL

The Cathedral is open to visitors Monday-Saturday (10.00am-4.00pm) and Sunday (10.00am-2.00pm). The Cathedral's website has [Guidance on Visiting](#) (including advice on Coronavirus regulations) and details of both [services](#) and [events](#).

There is no charge for services and it is necessary to book tickets only for the Sunday Eucharist. There is a charge for some events, which may be paid when booking online.

The Cathedral has announced the full resumption of its Tuesday Lunchtime Concert series beginning on 14th September at 1.20pm. For further details visit <https://www.chichestercathedral.org.uk/music/concerts/lunchtime-concerts>.

BOXGROVE PARISH COUNCIL

Parish Council report



As you all should know, the Parish Council does not meet in August. This is the month when many take time out for holidays. However, there are still things happening in the Parish. Cricket has resumed and the Cricket Club are about to sign a new lease for the Pavilion, and, as their contribution continues to maintain the playing field in good shape for all to enjoy, open air fitness groups are often seen taking advantage, walkers with their dogs, and children just playing. It's all good to see.

I'm very pleased to see the Community Highways Safety Scheme is now completed in both Boxgrove and Halnaker. This has been a long time in planning, accessing funding and finally the implementation of the various ideas which were proposed and supported by WSCC Highways and the Parish Council, and we owe a debt of gratitude to the team of volunteers who have given the time and inspiration to 'get things done' with every step of the way debated and agreed at Council Meetings over the past five years. There are still instances of inconsiderate parking, particularly half on pavements to the inconvenience of pedestrians, but generally I think the villages are safer places than before.

Attention will now turn to Crockerhill, where there are some improvements identified, and these will be dealt with when the CHS Team have had a well earned break.

Finally, the good news about our local hostelry, *The Anglesey Arms, in Halnaker. After the disastrous past eighteen months, the holding company, Punch Taverns, are spending a considerable sum of money upgrading the many aspects of the pub sadly neglected over the past few years. Many of the features are being retained, such as the wooden bars and timber and flagstone flooring, but the entire interior has been redecorated. There is already in place a complete new state of the art 21st century kitchen, but the toilets, though improved, await a complete refurb; but this requires Planning Permission for a Grade II listed building, as an extension is required out the back of the existing to accommodate the new. Re-opening is scheduled for the end of August.

The next PC Meeting is scheduled for the 6th September and our Clerk hopes to be with us in person since our meetings have been remote virtual affairs since the onset of the dreaded Covid 19 virus changed our lives.

Henry Potter

Chairman of the Parish Council

*See page 18. Ed.

*In the funeral director's window:
Drive carefully - we can wait.*



*"He has Van Gogh's ear for music."
Billy Wilder*

THE OPTIMISTIC GARDENER

High Trees ~ No.46

Going Wild

I hope most of my readers will have heard the word - “rewilding” in connection with land use in UK and further afield. One of the avant garde in the rewilding experiments is at the estate of Knepp Castle near Horsham. At the beginning of the 21st century this 3,500 acre estate was transformed from a failing farm to a pioneering rewilding project. The animals on the estate exercise the 'right-to-roam' and are used to drive habitat creation. The River Adur which runs through the estate has been allowed to follow its natural course - making a new habitat along its banks and slowing down the speed of the river, thus making it safer downstream.

This project has seen amazing increases in wildlife in just 20 years. There are extremely rare species returning to the estate, such as turtle doves (whose purrs used to fill the summer air until a rapid decline in numbers between 1976 and 2016), nightingales (the subject of many a song), peregrine falcons (not that rare in Chichester, I hear you say!) and purple emperor butterflies.



You can't turn on the TV to watch a programme about nature in Britain without seeing the wonderful changes which are happening at Knepp . But how can we do this in our own gardens? I don't think the neighbours

would be terribly impressed if we left the land to its own devices and brought in a herd of long-horned cattle or a couple of iron-age pigs.

Small-scale rewilding is classified as anything under 250 acres, which translates to just over a million square metres. Well I don't know about you, but High Trees is a shade smaller than this! But we can use the key principles of re-wilding in our approach to our own garden.



The main ones are:

- embracing natural processes
- encouraging biodiversity to thrive
- taking a more hands-off approach with less precise management

/continued ...

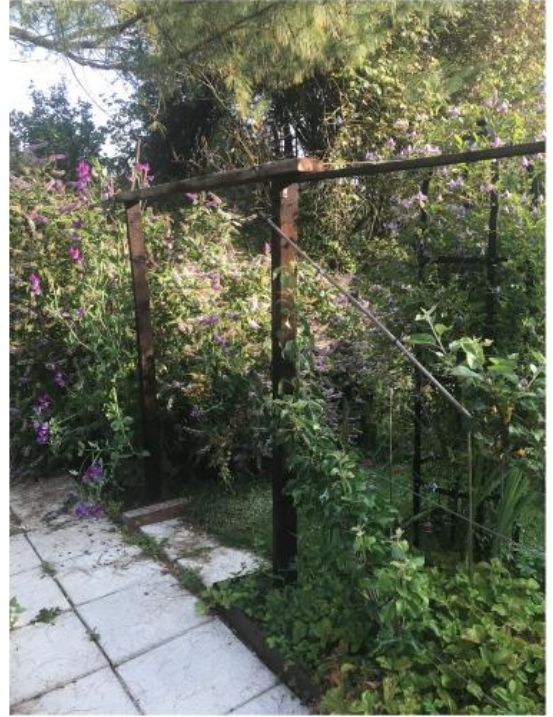
The first two of these principles are rather nebulous and it would be difficult to know practically how to set about achieving them, but the third (especially the hands-off bit) is crystal clear. To achieve the first two will take quite a degree of management.

A pristine, no-leaf-out-of-place type of garden is often one of little biodiversity and thriving life. This isn't what rewilding is about. Here are some ideas for making your garden more of a paradise for nature as well as for you:

Make use of vertical space



An obelisk can give a touch of drama



Cordon fruit trees make a good vertical barrier



A rose rambling up a tree adds interest



A shrub such as Pyracanthus on a boring brick wall

Plant a tree



No matter how small the garden ...



*... or how large -
here is the native Spindle tree providing
beautiful autumn colour*



*Birds enjoy feeding at bird feeders
located in a tree for cover*

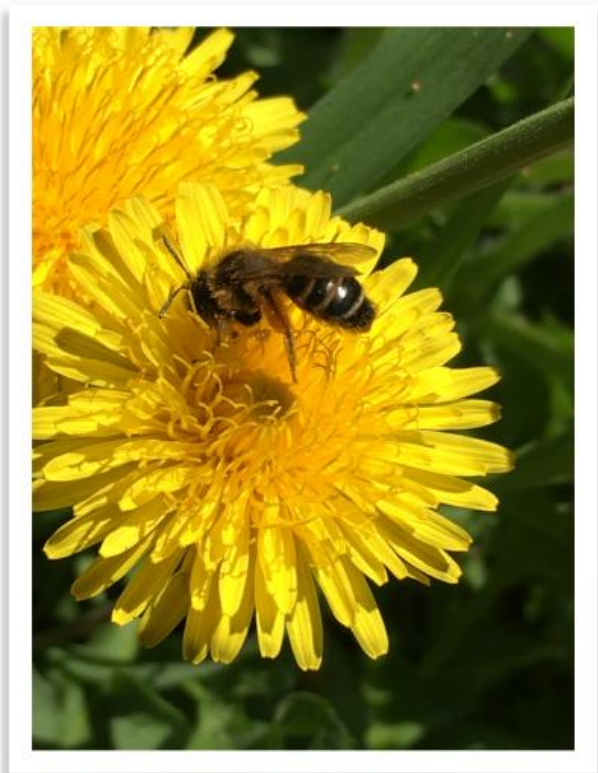
Think about the bees and the butterflies



Bumble bees adore the nectar of globe artichoke flowers



A comma butterfly basking in the veg patch



What could be more beautiful than the dreaded dandelion flower? ...



... and don't forget the useful aphid-munching wasps

Create a compost heap



Adjacent compost heaps make turning more straightforward



A hot bin compost - reaches much higher temperatures than conventional ones and so creates compost more quickly

Add a water source to your garden



Lush pond vegetation provides cover for much wildlife



... as well as beauty



... and ponds can be any shape or size, though steep-sided ones like this need a means of exit for any creatures which may fall in - such as a pile of stones in the corner

Let the grass grow or create a wild corner



Many types of 'wild flowers' are already present in most lawns so leave the lawnmower in the shed for a few weeks!



Plant a few natives in the long grass which will thrive on neglect; ox-eye daisies (shown here), meadow buttercups, meadow cranesbill and Knapweed will all cope with the competition of grasses ...

*... and using the 'meadow-maker', yellow rattle (*Rhinanthus minor*) will reduce the vigour of those grasses to allow a greater variety of wild flowers*



Create a nature-friendly log pile



Naturally formed micro-environments that occur in the wild, such as fallen branches, dead trunks and piles of leaves, host a whole load of biodiverse life. Replicate this in your garden by creating a log pile in one of your quiet corners where animals will live, feed, hide and even hibernate.

Keep the garden organic

After the experience we had here at High Trees earlier in the year with the failure of our tomatoes thanks to contaminated horse manure I am now more determined than ever to stop poisoning our soil with chemicals so will definitely be scrapping all pesticides and herbicides.

We are fortunate here to have enough space and growth to produce our own compost, which we will now do with more serious intent. When we both worked we were happy enough to have heaps dotted around the garden and leave the rotting matter to get on with the process of decomposition over a few years. However, now we are banning brought-in manures, we are going to be using far more homemade compost. So each heap will need to be turned a couple of times to speed up the process. Thanks heavens for the hired help!

I even suggested a composting toilet for the garden but that didn't go down too well with the manual labour! I should think it would be worth doing if we were on an allotment site where many people would use it, but it may take quite a while for us to build up a usable amount of homemade manure!

Having embraced no-mow-May with a passion this year, we already see more insects and birds around the garden. So join the trend. Leave the lawn-mower in the shed and get out the deck chair and binoculars.

Janet Reeves

It's time to overhaul (rebuild) the organ



The organ in Boxgrove Priory is small but beautiful. It's astonishingly versatile and, over the years, has provided the 'soundtrack' to thousands of services. But it is now in need of some TLC.

The plan is to dismantle it and take sections of it to the Organ Builder's workshop. Once there, it will be cleaned very thoroughly and all the leatherwork will be renewed. Then, returned and rebuilt in the Priory, it will serve us again, well into the future.

It costs money, of course, and we still need to raise about £15,000 for the work. Can you please help us?



stonepillow

Helping homeless people

St Joseph's, Hunston Road, Chichester, PO20 1NP

Tel: 01243 537934 ~ Email: admin@stonepillow.org.uk

<https://stonepillow.org.uk/>

Please continue to leave any non-perishable food you can spare in our bin just inside the inner doors of the church.

We welcome gifts, including furniture and electrical goods, at the Restore Shop in Terminus Road (Stonepillow Restore, Unit 3, Plot 27, Terminus Road, Chichester PO19 8UE; Tel: 01243 698547; restore@stonepillow.org.uk. We can collect larger items if needed.

We are also looking for volunteers who don't mind getting stuck in and sorting our donations; this will enable us to make the best use of them. So many people have so much experience which would be very welcome ...!

BOXGROVE COMPANION DOG SHOW



The Boxgrove Companion Dog Show 2021
will be held on

Saturday 2 October

at the Village Hall and Sports Field

There will be the usual mix of pedigree and novelty classes for dogs and their handlers to enjoy together, with six rosettes to be won in every class. Of course there will also be Obedience Classes to show off those well trained dogs. As before there will be a non-competitive agility course, which is always great fun.

Food and hot and cold drinks will be available all day.

Stalls will include Raffle, Tombola, Books and hopefully many others, including charity and commercial stalls.

Schedules available from July.

Contact: sylvia.hubbard@btinternet.com



Profits to be shared between
Boxgrove Priory (Reg Charity 1131214)
Boxgrove Village Hall (Reg Charity 1167340)



WANTED



Books and CDs for sale at the Dog Show

Tim Pullan would be very grateful to receive
Books and CDs (no videos or tapes this time, thank you)
for the bookstall at the Dog Show.

If you are able to help, please call Tim on **01243 532065**
to arrange for their collection.

I have been asked by the Clerk to the Parish Council to include this letter to keep residents informed of the plans for the Anglesey Arms. Ed.



30th June 2021

Correspondence sent by email to: clerk@boxgroveparishcouncil.gov.uk

Dear Imogen,

Thank you for your further correspondence on 10th June. I am sorry that you found the lack of detail in our last email frustrating and thank you for your patience in awaiting this response.

I am delighted to share with you that we have secured a substantial £250,000 investment, which will enhance this beautiful Grade II listed building. We are really excited to improve the building and ensuring that the Anglesey Arms remains at the very heart of the Boxgrove and Halnaker communities for many years to come.

We will complete the investment in two stages due to complexities in the building. During the first phase in July, the interior will be rejuvenated whilst respecting the pub's historic features. We will be aiming to create a warm, comfortable, and timeless pub which provides the perfect backdrop for all of our guests, whatever the occasion.

In stage one, we will also be restoring the outside of the pub with the inclusion of new signage and external decorations (ensuring that we keep the history and character of the pub). The garden will be reconfigured, including plenty of new seating and covered areas for guests to drink and dine, all complemented with extensive new lighting and planting, which will see unique outside space brought back to life.

Our local Operations Manager, Jay Pearce, is continuing to work positively with our previous tenants to find another opportunity within our leased and tenanted estate. I can assure you that we are supporting them through this transition.

We would welcome the opportunity to meet you online and share the detail of our exciting plans for the Anglesey Arms. Please feel free to suggest some dates and times which suit you and we can arrange the meeting.

Thank you, again, for taking the time to write to Punch and for the ongoing support of your local pub.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "R Belither".

Robin Belither
Ops Director

T. 01283 501 600 | punchpubs.com

Punch, Jubilee House, Second Avenue, Burton upon Trent, Staffordshire DE14 2WF

NEWS FROM BOXGROVE WI



August is a quiet month for the WI, as we have no formal meeting. However, with the Climate Change Conference on the horizon this autumn we have been sent lots of information to guide us in doing our bit for the planet and campaigning to make sure the UK Government is really taking the challenges seriously. As well as campaigning materials, a Zoom Meeting has been set up for 24th September, when we can talk to our MP, Gillian Keegan, and other people who can influence how things are done in the future.

Closer to home, we had a 90th birthday to celebrate. Many of you will know Win Channer, a long-time resident of Boxgrove. In recent years she has had to live in a care home as her sight was failing. Our president, Sandy Bannister, and Vice-President, Chris Potter, visited Win on her birthday and took her a card, flowers and home-made cake from Boxgrove WI members. Other friends and family were there to help her celebrate her special day: it was a lovely occasion. It seems only a short time ago that we were celebrating with Win on her 80th birthday at the St Blaise Centre. Where does the time go?

We all enjoyed another garden outing in August. This time we went to Rymans Manor House in Apuldram. Again, we were lucky with the weather. The sun shone in a cloudless blue sky. We had a very interesting tour led by the gardener who looks after the five acres virtually single-handed. We learned something of the history of the house and picked up lots of tips on how to care for our own plants. The borders were ablaze with colour - dahlias, delphiniums, lilies, and many others whose names I can't remember. The gardener's wife had baked a wonderful selection of cakes, and we sat in the dappled shade eating and drinking. It was wonderful. However, all good things come to an end and we had to make our way home down a very winding lane while cars whizzed at us at speed. The lovely quiet lane turns in to a 'rat run' from 4 pm on. But then, we know about those in Boxgrove!

We meet again on 8th September, the second Wednesday in the month, at 2.15 pm, when we shall be hearing about the history of flamenco, illustrated with music and dance. Olé! Sweet tapas to follow! We also have a Lunch Club who go out to local pubs and restaurants on every third Wednesday, and two Book Clubs who meet on the fourth Wednesday - one in the morning and one in the afternoon. Why not join us? We're very friendly and quite an active bunch!

Wendy Austin-Ward
Secretary, Boxgrove WI
01243 773563 / 07947 946538
wendyaustinward@gmail.com

If you are enjoying reading the Bugle and would like to receive notification when future editions are available on the Priory website, please email the editor at editor.boxgrovebugle@gmail.com.



AUGUST CREAM TEAS IN THE ST BLAISE CENTRE

What a joy! After eighteen months of lockdown and little opportunity to socialise after the services, it was wonderful that cream teas were served again in the St Blaise Centre this August.

David Bathurst brought his positivity to the task, and ably organised the rotas for each of the Sunday afternoons. He took charge of greeting the customers and taking their orders all five times.

The kitchen staff were well prepared. There were plain scones, fruit scones, gluten-free scones, vegetarian scones and vegan scones. The customers were surprisingly unfussy, and the plain scones were the most popular. All were served with jam and clotted cream, of course. There was apple cake with raspberries, carrot cake, lemon cake and delicious shortbread - and that was just on the second Sunday! The cakes varied from week to week. The slices also varied in size somewhat, depending on the shape and depth of cake, but it was all such excellent value that nobody minded. Tea was served in the appropriate size of teapot, with coffee or fruit juice as an alternative, and the tables were decorated with cloths and flowers.

In the kitchen, the week's helpers set out the first few trays in preparation, filled the water heater, put lots of ramekins of cream in the fridge and waited. After a slow start (who needs a cream tea at 2pm if you have had Sunday lunch?), the tables filled and the atmosphere built up. Familiar faces arrived, and less familiar ones.

Members of the congregation, friends of the servers, dog walkers and local families all added to the cheerful hum. People who hadn't seen each other for ages greeted and sat next to one another. On the day I was there, a playful dog knocked over a tray, its owner handily catching the cake before it hit the floor! Small children started a sing-song and some of us joined in. The washing up was continual.



Some of those who had enjoyed their Sunday lunch asked for take-away cake - a good way of supporting the Priory and still benefitting from local baking skills. On the other hand, some people came back for more. Everyone seemed to have enjoyed themselves and paid the 'staff' many compliments.

Thanks are due to David Bathurst, everybody on his rota and all who bought a cream tea. It was the opening salvo in what we all hope will be the re-emergence of the Boxgrove Priory social diary, and it was marvellous.

Sue Organ

Carrot cake with cream cheese frosting

as enjoyed during August Cream Teas in the St Blaise Centre!

Recipe from Lucy Lord's

'Food for the Soul: Over 80 Delicious Recipes to Help You Fall Back in Love with Cooking'.



200g pecans, roughly chopped
320g plain flour
1 tsp bicarbonate of soda
½ tsp salt
100g sultanas
2 tsp ground cinnamon
1 tsp ground ginger
¼ tsp grated nutmeg
280g granulated sugar
240ml vegetable oil
4 large eggs
125g natural yoghurt
1 tsp vanilla extract or bean paste
240g (about 4) carrots, freshly grated

For the cream cheese frosting

450g full fat cream cheese, softened
120g butter, softened
520g icing sugar
2 tbsp maple syrup
1 tsp vanilla extract or bean paste
Pinch of salt

NOTES

- * Store frosted carrot cake in an airtight container in the fridge for up to 5 days.
- * You could use walnuts instead of pecans.
- * This recipe makes a very tall cake and you could instead make two single-layer cakes and put one in the freezer.

1. Preheat the oven to 200°C/180°C fan, grease and line two 23cm cake tins and line a separate baking sheet with baking paper to toast the nuts.
2. Spread the nuts on the baking sheet and toast in the oven for 5-6 minutes until golden. Set aside.
3. In a large bowl, mix together the flour, baking powder, bicarbonate of soda, salt, sultanas and spices. In a separate bowl, mix together the sugars, oil, eggs, yoghurt and vanilla. Carefully fold the wet ingredients into the dry until just mixed, then fold through the grated carrot and three-quarters of the chopped nuts.
4. Divide the mixture between the prepared tins and bake for 30-35 minutes until a skewer comes out clean when inserted into the middle of the cake. Remove from the oven and allow the cake to cool completely.
5. To make the cream cheese frosting, use a hand-held electric whisk to beat the cream cheese and butter together until smooth, then gradually add the icing sugar until fully mixed. Add the maple syrup, vanilla and a pinch of salt to cut through the sweetness. The frosting should be thick but spreadable.
6. Spread the frosting over one of the cakes, sandwiching the other on top. Pipe or spread the remaining frosting over the top and sides of the cake. Finish by scattering with the remaining toasted pecans.

TRAFFIC CALMING UPDATE

The Community Highway Scheme for Halnaker has now been implemented. Key elements include:

- Entrance gates at both ends of the village – a double set at the south and a single pair at the north.
- An improved, more visible, pedestrian crossing point at the southern Public Right of Way (PROW).
- All new pedestrian crossing points with drop kerbs around the Halnaker cross roads junction, at the pub, at Tinwood Lane, at Oakford Park and at the Windmill car park area.
- A remodelled car parking area at the Windmill car park including new designated parking bays, levelled and resurfaced parking & driving area, new fencing, bollards and signage. The car park area will soon be landscaped and planted with wild flowers.
- A revised road marking scheme designed to highlight key junctions and visually narrow the road, as well as give better visibility to vehicles pulling onto the A285 from side roads.



The remodelled Windmill car park



The southern PROW crossing point & village entrance gates



The new crossing point & road markings at Oakford Park



The revised road markings & drop kerbs at the main cross roads

Data will be collected from the Speed Indicator Device as well as the speed sensing strip in the road at Tinwood Lane to assess 'before' and 'after' vehicle speeds in the village. Any feedback you may have on the scheme should be sent to Boxgrove Parish Council.



The new crossing point & road markings at Tinwood Lane

The Halnaker CHS was funded by WSCC Highways, Rees Jeffreys Road Fund, Inert Recycling and the Parish Council. The works were carried out by Landbuild for WSCC Highways.

Benefits of arranging a delayed completion

*By Jennifer Hancock,
Director at Property Acquisitions*



It is no secret that West Sussex remains as one of the top areas on the market, as buyers seek out larger homes - more outdoor space for a lovely lifestyle. With limited good quality country homes for sale either on or off market, this strong demand has meant record prices are often being achieved, with little room for negotiation. For many sellers it has created a bit of a dilemma: Yes, they may have sold their house for a great price, but they can't find somewhere else to purchase. As such, I am frequently seeing delayed completions at the moment.

The completion date is the day a buyer legally pays the remainder of the purchase price to the seller, which enables them to collect the keys and move in. This usually happens about 28 days after you have exchanged contracts and so a seller has to vacate their home within that time frame. With a delayed completion, this period can be extended - which can benefit both the buyer and the seller if managed properly.

These long stop completions are happening because sellers are feeling worried about how long it may take them to find another house. After all, they're up against tough competition. Few properties are available; there's anything upwards of at least five-seven serious buyers per house, and gazumping is rife. All too often I hear stories about people who have had their offer agreed, only to find out days later that the seller has cheekily accepted a higher price from somebody else, causing the whole chain to fall apart. Or that the competition is so fierce that people are throwing silly money at sellers in order to secure the sale, pushing others out of the equation immediately. Many of the prime country houses are selling off market as well, so not everybody is aware of them - not unless they're using a buying agent. There's also sentimental reasons for sellers feeling anxious, particularly with older ones who are leaving behind a family home they have most likely lived in for a couple of decades if not more.

Therefore for sellers, having the time to find something else combined with the assurance that their home has already sold puts them in good stead as a buyer - which is very appealing. So much so that often sellers will accept a lower price for their home if they can find a buyer willing to wait a bit until they complete (assuming the buyer demonstrates other good qualities as well, i.e. they have everything in place already to exchange quickly.)

/continued ...

*"He uses statistics as a drunken man uses lamp-posts -
for support rather than illumination."
Andrew Lang (1844-1912)*

For buyers, there are many benefits too. Firstly, it's an effective negotiating tool for securing their dream country home for a lower price. It also allows time to seek planning permission, architects and builders for any alterations they plan to make. This is especially true now when Covid-19 has caused huge delays with planners whilst builders are so busy with business there are long waiting times to book them in. For anybody moving from overseas, a delayed completion is ideal should they wish to secure the house via exchange and then wait until they are back in the UK to complete. Meanwhile a buyer has more time to secure the funds from the sale of their own home in order to complete the purchase. It can of course mean that a buyer has to move into rental accommodation temporarily should their purchaser wish to move in sooner, but I'm finding that if they have found the right house, many are prepared to do that. This is definitely a contributor to how hot the rental market is round here at the moment.

For example, a recent client of mine who exchanged this month in the Petworth area has agreed a completion date for early 2022 because the vendors wanted time to find something perfect to buy. By being flexible, this meant their lower offer was accepted when compared to other bidders.

Jennifer Hancock

*For more information about buying a home
in and around Chichester, contact me on
+44 7776452128 or visit www.propertyacquisitions.co.uk*



Solution to the puzzle in the July Bugle

1	T	O	P	H	A	T		4	S	T	R	I	C	7	T	E	8	R	
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	J		A		G			N			E		O		F			P	
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28	T	I	D	I	N	E	S	S			29	V	E	N	E	E	R		



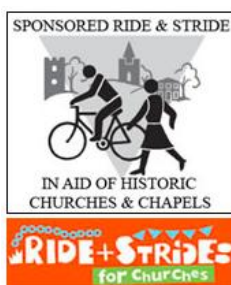
*See page 27 for
this month's puzzle!*



Ride & Stride 2021 takes place on Saturday 11 September



Visit Sussex's unique historic buildings, see our beautiful countryside, get some exercise and have fun with the family, in a group or as an individual - what could be better?



The Sussex Ride & Stride is a sponsored ride (bike or horse) or walk in which people all over Sussex walk or cycle between churches, exploring and enjoying the countryside.

The Sussex Historic Churches Trust was founded in 1956 to give grants for essential repairs and restoration of places of worship of architectural or historic interest throughout Sussex. Since 1956, the Trust has assisted more than 500 churches and places of worship across the two counties.

Would you like to spend a day doing a sponsored cycle-ride, horse-ride or walk between some of the beautiful and historic ecclesiastical buildings in our local area, at the same time raising money to ensure that they will be here for future generations? There is no fixed route, so you can choose which church or chapel is your start point, which is your end, and how many you visit in between!

Alternatively, perhaps you'd rather help by joining the rota to keep the Priory open and welcoming to participants? Or maybe, if this all sounds rather too energetic or time-consuming, you might be prepared to sponsor a cyclist, rider or walker to support their efforts?

Further information and help for potential participants and/or helpers may be found at

[www.sussexhistoricchurchestrust.org.uk/sussex ride and stride](http://www.sussexhistoricchurchestrust.org.uk/sussex_ride_and_stride)

or call **Mark Peters** on **07729 773277**

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Tel 01243 775302 <https://stwh.co.uk/>

MOONLIGHT WALK 2021!

Join the evening event walking through Chichester via a 5 - or 10-mile route which includes the specially lit Bishop's Palace Gardens on 11th September. Or choose the virtual event, where you can do a 5,000 or a 10,000



step walk in a time or place special to you and share your story with us on Facebook @stwilfridschichester between 4th-11th September.

This year more than ever, every penny counts towards delivering compassionate end of life care in our community. Register at stwh.co.uk/moonlightwalk. This year's T-shirt will feature the design on the left!...

SECOND HAND SEPTEMBER

St Wilfrid's 12 retail shops and online eBay, Vinted and Depop shops are challenging local shoppers to rethink, rewear and recycle as part of the national #SecondHandSeptember campaign.



Buying and donating second-hand helps to lower the overall demand for new clothing to be produced. Whether it's popping into your local charity store or swapping clothes on an app, doing so will help to prolong the life of items that would otherwise end up on landfill. Discover your next pre-loved treasure today at stwh.co.uk/shops.



We know that some of you are not able to leave home at the moment to shop for essential items, so we are offering a home delivery service to residents of Boxgrove and local villages.

Minimum order is just £5 to qualify for free delivery. Please call for full details of our delivery areas.

Call **01243 773201** during our opening hours (Monday-Friday 7.30-5.30; Saturday 8.00-5.00; Sunday 8.00-2.00) to order fresh fruit and vegetables, groceries, deli goods, bakery and dairy items, cakes and home baked goods and cleaning products.

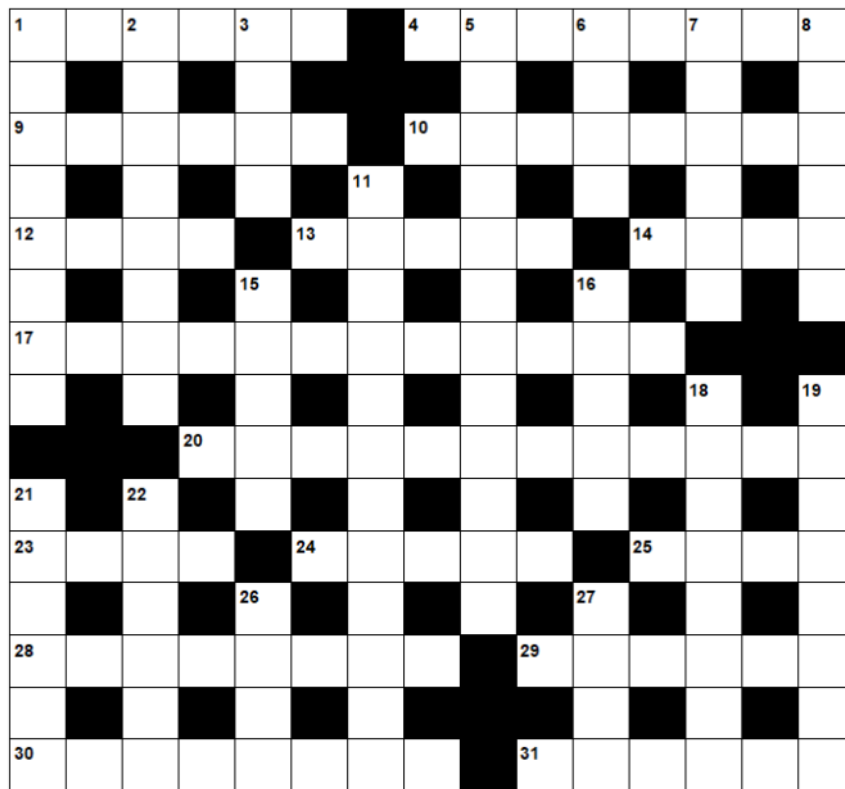
We have daily deliveries of fresh produce and groceries so we will do our very best to fulfil your order, but some items may be subject to availability.

Payment will be taken by card over the phone and we'll advise you of an approximate time for delivery by one of our team or a friendly local volunteer.

Please call us if we can help - we look forward to being of service.

THE CROSSWORD - SEPTEMBER 2021

As always, some straightforward clues, some more challenging. Solution next month!



Across

- 1 Adder? In a manner of speaking - or the season when one might be found in the long grass (6)
- 4 Send *lago!* Oddly enough, had to think long and hard about it (8)
- 9 The environment, sometimes also referred to with the prefix 'Mother' (6)
- 10 As the hours pass - and perhaps when you're working extra hours ... (4,4 or 8)
- 12 Rigid, difficult, set (4)
- 13 Enormous person - in a GT, perhaps (5)
- 14 A service or liturgy? That sounds correct (4)
- 17 It's confusingly not going in HD so there's no action (7,5)
- 20 Made subservient when, distressed, Brad dines out? (12)
- 23 King of Mercia who sounds as if he made a proposition - perhaps to the Welsh?! (4)
- 24 It's ... exciting news, perhaps, if so far you have only sons! (1,4)
- 25 Great delight - in an unaccompanied song traditionally for men's voices (4)
- 28 Where *Sheep may safely graze?* (8)
- 29 Adjective for the type of animal referred to in the *I l dn* nursery rhyme? (6)
- 30 Yell 'tart' roughly to get what you wanted - quite recently, actually (8)
- 31 The Extra-Terrestrial should have a scheme before making one of Holst's heavenly bodies! (6)

Down

- 1 What you should be able to expect more of in *I ac.* (We Brits can only dream ...) (8)
- 2 A state generally agreed to be good for people, cheeses and pension funds! (8)
- 3 The oldest title and rank of British nobility - and Grey makes good tea ...! (4)
- 5 Issuing commands - though they're usually 'taken' in the Church ...! (6,6)
- 6 It's usual to find this in Spain or Morocco (4)
- 7 Alcoholic, perhaps - or surgical ... though each has a very different use! (6)
- 8 Further down - where a submarine might go to evade surface ships (6)
- 11 First line of nursery rhyme about unkindness to a cat - one rescued by young Tommy Stout (4,4,4)
- 15 Take off (maths) (5)
- 16 Stupid - in a net with no closure (5)
- 18 Last lion got confused and perhaps landed up at Goodwood Racecourse! (8)
- 19 Supporter, one who sticks to a particular opinion or belief (8)
- 21 Force (6)
- 22 Not lined up; type of printing; one way of juggling the bills! (6)
- 26 Remedy; smoke (eg bacon, kipper) (4)
- 27 Convert evil - or use it for a cover-up, maybe! (4)

4Sight Vision Support Announces New Support Services



West Sussex charity 4Sight Vision Support has been providing specialist services to blind and sight impaired adults and children for 100 years this October, and was recently honoured with The Queen's Award for Voluntary Service. Its services include providing advice on sight loss conditions, support with adapting to living with sight loss through magnification, lighting and equipment aids, as well as emotional support, and signposting to other forms of assistance.



*4Sight Vision Support beneficiaries celebrate
the charity's 100th anniversary year*

4Sight Vision Support is now delighted to announce a number of new services for 2021, open to all, some of which are a direct result of how the Charity adapted in order to provide support to its members throughout the pandemic. For example, a Health and Wellbeing Service is now available, offering new online social clubs and peer support groups such as quizzes, book clubs, history and theatre discussion groups, as well as technology Q&A/demo sessions.

Other new services include a dedicated Accessible Technology Specialist – providing advice and assistance with setting up and using technology such as tablets, laptops, mobile phones and home speakers, as well as a dedicated Vision Support Service for Children, Young People and Families.

Additionally, 4Sight Vision Support is now able to help with accessing benefits: specialist advisors can advise and assist with completing Personal Independence Payment (PIP) forms, which can make a huge difference to quality of life, independent living and general wellbeing.

To find out more about how we can support you or someone you know living with sight loss, call 01243 828555 or visit www.4sight.org.uk.

DEMENTIA SUPPORT

Meet and Eat Campaign



Grab some good food, good drink, and good company, because we need you to Meet & Eat in aid of Dementia Support!

After over a year of restrictions, social distancing and virtual hang outs, we are once again able to get together and reconnect with those we have missed. Through taking part in Meet & Eat, you can make the most of this lessening of Covid restrictions and support those living with dementia and their loved ones at the same time. You can host your Meet & Eat with family and friends, your community group, sports club, or maybe even to celebrate returning to the office with your colleagues. In the past, they have seen Zumba classes enjoy a wine and cheese evening, picnics with extended family and canapes with a raffle.

If you are not the baking or cooking type, you could visit us at Daisy's Café at Sage House, our hub in Tangmere, for homemade cake or a tasty lunch in a relaxed, friendly atmosphere. The money raised will help Dementia Support to support those living with dementia, as well as their loved ones and carers, throughout their whole dementia journey. Sage House offers free advice and support through its Wayfinding service, respite care, activity sessions and health and wellbeing services such as hairdressing and assisted bathing to help people to live well with dementia.

Natalie Burchett, the Community Fundraising and Events Manager, explained: "The last 1 ½ years have been extremely difficult for everyone but also very hard for charities, so we are asking you to celebrate getting back together, making new memories, and inviting your guests to Meet & Eat with you this summer whilst raising vital funds for Dementia Support. You could get together for a BBQ, a fancy dinner party, cocktails & canapes or good old tea and cake! Why not involve the children and add hook a duck, sponge throw (at the adults of course!) or face painting for even more fun.?"

You can sign up for a Meet & Eat fundraising pack here: www.dementiasupport.org.uk/meet-and-eat

If you would like more information about Meet & Eat or any of the services offered at Sage House, please call 01243 888691 or visit www.dementiasupport.org.uk.



Sage House, City Fields Way, Tangmere, Chichester, PO20 2FP
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Bishop Martin celebrating Mass in the Priory on the Feast of the Assumption

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**From the Library
web page as at **23 August:****

All West Sussex libraries are now open.

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Please check opening hours and refer to the customer charter for what to expect when visiting:

<https://arena.westsussex.gov.uk/web/arena/customer-charter-full>



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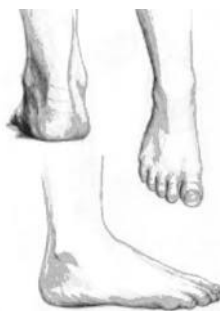


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