

BUYING A HOUSE WITH TREES IN THE GARDEN

Are you thinking of buying a house that has trees in the garden?

If you are, here are some points worth considering:

- **Trees can be very large, varied and beautiful.** They change with the seasons and support a variety of wildlife. Birds, bats and huge numbers of insects are all encouraged by trees and can give enormous pleasure to those interested.
- Trees can often be seen from considerable distance and give pleasure to people far outside the bounds of the garden in which they grow. This can be **something to be proud of.**
- Do you feel threatened by the **size of tree** or their unpredictable nature?
- Will you be concerned by the amount of **shade** the trees **cast**?
- Are you intending to have **flower borders, vegetables** or pursue the **perfect lawn**? It is not always possible to have these things close to trees so it would be wise to think about what you want most from your garden.
- Every autumn most trees lose their **leaves**. Some of these may end up in your gutter and will need removing, others may carpet the lawn: do you feel you have to clear up fallen leaves or are you content to let them be recycled naturally?
- Throughout the year **small twigs** will be shed naturally – this is not a sign of ill health in itself but part of the natural life of a tree. From time to time larger pieces may detach, particularly in times of **extreme weather**.
- Are the trees still young? If so you must appreciate that they will **grow larger** and any problems you feel they may cause will increase rather than decrease.
- If the trees are **protected** by Breckland Council, for instance by Tree Preservation Orders or by inclusion in a Conservation Area, you will need to consult with the Council and agree a plan before pruning or felling them. Either way, tree work may be an **extra expense** in the future that should be anticipated at purchase time.

Breckland Council wishes to maintain and enhance the amenity provided by trees. If you feel, after considering the above points, that you would prefer a garden without trees, or that your new neighbour's tree may cause an annoyance, it would be best to consider your options before purchasing a particular house rather than afterwards.