



Simple *steps to selling*
your property

1. THE MARKET APPRAISAL

This will be conducted by one of our trusted experts. We will provide an accurate valuation of your property using comparable evidence from recent sales.

2. THE HOME REPORT

We only recommend RICS approved surveyors to conduct your home report. They will provide an assessment of the condition of the property and include a mortgage valuation report which, depending on market conditions is what most offers are based upon.

3. PHOTOGRAPHS AND BROCHURES

This is such an important step in the process. A photographer will visit the property to take photographs, measure rooms and prepare floorplans. It is imperative that the property looks its absolute best for this day. See our *"How to present your property"* for guidelines.

4. PRICE IT RIGHT

Get it right! Be brave, be bold and listen to the experts. We know the right price to start marketing your property. Start it too high and you will not attract buyers. Let us do what we do best and get you the highest possible price.

5. GO LIVE

Your property will be seen worldwide, showcased on some of the busiest websites such as Rightmove and OnTheMarket. We also have access to one of the largest client databases where we can exclusively contact buyers from all over the world.

6. THE NEGOTIATION AND OFFERS

Our trusted experts will ensure that we exhaust every possible lead and obtain the highest possible price for your property. Only once we are fully satisfied that you have the highest possible price from the right buyer will we advise that you accept an offer.

7. CONCLUSION OF MISSIVES & SOLD

Accepting an offer is only a verbal agreement. It is only once missives have been concluded that an offer is legally binding. A date of entry and payment will then be agreed for the property by both parties.