

Bond and Sherwill Residential Sales

Selling Your Home

Selling your home can be stressful and time consuming so it is important to choose the right agent. Bond and Sherwill have an excellent reputation within the local community; having been established for over 100 years our name is synonymous with integrity and honesty blended with a pro-active and enthusiastic approach to every aspect of the property sales cycle.

Thinking of Selling?

Whether you are ready to sell or speculating about a move, Bond and Sherwill can help. We will advise you on the value of your home, the current state of the market and the best options with regard to your particular situation. We can help organise your HIPS, solicitors and forward purchase, please contact us for more information.

Ready to Sell?

Once you have decided that you are ready to sell your property and you are happy with the valuation provided we will design a suitable marketing campaign to highlight the strengths of your property and show your home in the best possible light. This will include property details with full colour photographs, prominently displayed in our window at the heart of Coulsdons' bustling high street, an email campaign to our registered buyers, mail shots and of course inclusion on Bond and Sherwill's dedicated website and affiliated websites such as Rightmove; the UK's premier property portal. Where possible we will also erect a 'For Sale' board, the most effective marketing medium, advertising your home to the local community and prospective purchasers exploring the immediate area, 24 hours a day, 7 days a week.

Viewings – Wherever possible we insist on accompanying viewings. Despite acting for the Vendor at all times, the relationship between agents and buyers is of great importance; not only to correctly match them to properties but to ensure a smooth and harmonious purchase once a sale has been agreed. This is often the difference between a

completed sale and one that falls through and viewing properties with prospective purchasers is the best opportunity for this relationship to be established and nurtured.

Offers – Once a prospective purchaser has declared their interest in a property with an offer, we will notify you by phone and follow this up with a formal offer in writing. We will negotiate on your behalf and advise you on the buyers' status with regard to financial ability, motivation and their willingness to complete the purchase to suit YOUR timescale.

Sales Progression – The importance of sales progression is often neglected and sales can fail to complete if due attention is not paid to this process. Regular contact with solicitors, mortgage advisors and all other related parties is essential. A consultative approach must be applied and extensive knowledge of the multitude of issues that may arise is essential. Bond and Sherwill have a wealth of experience in these matters and we will keep you updated at regular intervals as to the various stages that every purchaser must go through to successfully conclude their purchase of your home.

Home Information Pack (HIP)

HIPS were introduced for all properties marketed after 14th December 2007 and are aimed at facilitating the buying process for buyers and sellers alike. The vendor is legally obligated to provide the HIP and it MUST be commissioned by the time the property is contractually placed on the market. Whilst the property remains marketed the HIP will remain valid, however if a property is removed from the market, upon going back on the market an up to date HIP must be re-commissioned. Should a sale fall through, no new HIP is required when the property becomes re available provided it is within one year of the original marketing date or, if it is over one year since this original date, within 28 days of the sale falling through.

Contact Us

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