

Relocation Proposal

At Location Cheshire we are specialists in Property. Finding Property to buy or let could not be easier or cheaper than using our highly knowledgeable team.

If you are looking to relocate you need to know about all Properties available not just Properties through one Agency. Location Cheshire has access to most Property in Cheshire, Staffordshire and Shropshire through ongoing relationships with Major agents to give you an overview of the whole market – not just one Agents selection!

Let us create a package to suit your individual needs and tailor make a service to suit your busy lifestyle. Why should you work around Agents – you are the customer!

- We are Open 7 days a week
- You have direct contact with an individual account Manager
- Our services are cheaper than looking yourself – or your money back!*

You will find overleaf a descript outline of our services and costs for your perusal.

Please do not hesitate to contact us for any further information with absolutely no obligation on (01270) 625346.

Kindest Regards,

How we work together to find your next home

1) Your Requirements

A meeting with you to draw up a profile of your requirements, taking into account your aspirations, desires, likes & dislikes. This is, we believe a more comprehensive and personal approach than simply completing a printed questionnaire which may be too specific to allow flexibility and compromise and can lead to missed opportunities. We can meet with you anywhere in the world through our advanced technology.

2) Search

Once you have chosen the area in Cheshire, Staffordshire or Shropshire, and the style of the property has been identified, we then go ahead and find suitable properties from our network of Estate agent and Letting Agents covering that area. We also take the direct approach on specific homes which may appear suitable, but may not be on the current market and invite the owners to consider selling. We aim to make this a quick and simple so we already have existing relationships with most Agents.

3) Selecting properties to view on your behalf

We at Location Cheshire go ahead and inspect each property and the surrounding area, looking for advantages and disadvantages and also look out for potential problems which may not be apparent from the sales brochure. We can arrange a video walk around and digital photography shots to provide you with a comprehensive view of the selected properties. Any and all your questions or queries can be answered before you leave the comfort of your own home.

4) Comprehensive report and presentation

We collate together our shortlisted properties and fully research the surrounding area's . This includes schools with prospectuses and ofsted reports, hospitals, clinics, surgeries, nurseries, toddler groups, transport links, gyms, sports clubs, cinemas, theatres, churches, main services, local clubs, village halls, etc. Indeed anything relevant to your needs. A comprehensive report is completed for each property, incorporating sales details, property tour, schooling and amenity information and any other demographic information which may prove useful to you. We will then discuss in person so that a short list of properties can be drawn up.

How we work together to find your next home – Continued...

5) Accompanied viewings to short listed properties

If so desired we will accompany you on your viewings of your short listed properties and provide a guided orientation tour of surrounding areas with location of amenities etc.

6) Negotiation on price

Our expertise in negotiating and utilising local knowledge, local contacts, land registry backed up with research into Selling and Letting prices of comparables allow us to understand the market. We will strive to obtain the best possible value for money for your desired Property.

7) Overseeing the whole process

We can assist you and point you in the right direction with funding options through specialist mortgage brokers. We also have a variety of solicitors which we are able to recommend from experience, along with surveyors and valuers etc. We will also liaise with Estate Agents, Letting Agents, Solicitors and Funders to ensure that the whole process is as smooth and speedy as possible and any potential problems are handled proactively for an efficient transaction. We can also assist with the selection of removal firms and storage facilities if required, we can supply details of local contractors, builders, interior designers etc... - anything to make your next move an enjoyable experience.

Fees

- Homebuyer relocation package.....£495.00
- Letting relocation package.....£195.00
- Location finding services (Film / TV etc.....).....£ P.O.A
- Simply search.....£145.00
- Local area reporting.....£ 49.00