

Sellers Guide

Step 1. Find out the current value of your property

Below are a few ways of finding out the current value of your property. We suggest you do as many as possible as it is vital you get the right price for your property. Remember, buyers will know if your property is overpriced.

Use our site:

Select "Valuations" from the side menu on the index page and enter the post code of the property you are going to sell. A list of properties in the area will be given, along with the date and price they were sold at. From these results you can then work out what you believe the acceptable price for your property is.

Scour the local Property Papers:

Do the same as before with the us, make sure they are good comparisons. However, remember that properties in the paper are not sold (unless they say so!!), do not take the prices as gospel. If you find a good comparison, phone the estate agent up and ask them how long the property has been on the market for, if it has had much interest and how much they think it is worth.

Ask for a free market appraisal / valuation:

Phone a few local estate agencies. They will be keen to get your business but remember you are under no obligation to use their services.

Doing all three of these should give you a good idea of the current value of your property. Do remember that most people offer on your property usually 5% lower than the asking price. If you want to sell your property for £200,000 put an asking price of £185,000 on. Also be aware of stamp duty bands, this will surely effect the offers that people make.

Step 2. Appoint a solicitor.

It is always best to instruct a solicitor in advance. Select "Property Services" and then tick the check box next to "Solicitors", type in your location and click search. You will be able to find contact details for solicitors who are either local, or are nationally available. Phone a few solicitors local to your area and ask them for a quote for conveyancing. Remember you get what you pay for. Don't be mesmerised by a cheap quote, ask people you know have sold or brought recently and get some recommendations.

Step 3. Put your property on our site.

Create an account on our site by Registering, then login using those registration details and then add the property of your choice by following the instructions on screen. For more information please consult the "Putting up a property" guide accessible in the User Guides section.

Please keep in mind that the useful descriptions for rooms, and dimensions as well as good quality photographs will help get your property noticed by more buyers. If there are any queries in regards to this step, please feel free to use the contact page to contact us.

Note: We use Pay Pal for all transactions, so you can be sure that all transactions are secure and safe.

Step 4. Preparing for viewings.

Once your property advert is on our site, keep an eye on your email for questions from buyers and requests for viewings. Also log in once in a while to the site to view statistics, such as how many people have viewed the your property page. In the meantime we suggest you prepare your property for showing. We recommend that your property looks clean, tidy, smells nice and is warm. Try to make it look how you would like a property you would want to purchase to look.

And finally...

We wish you all the best in selling your property.