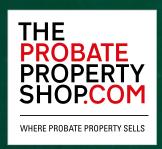
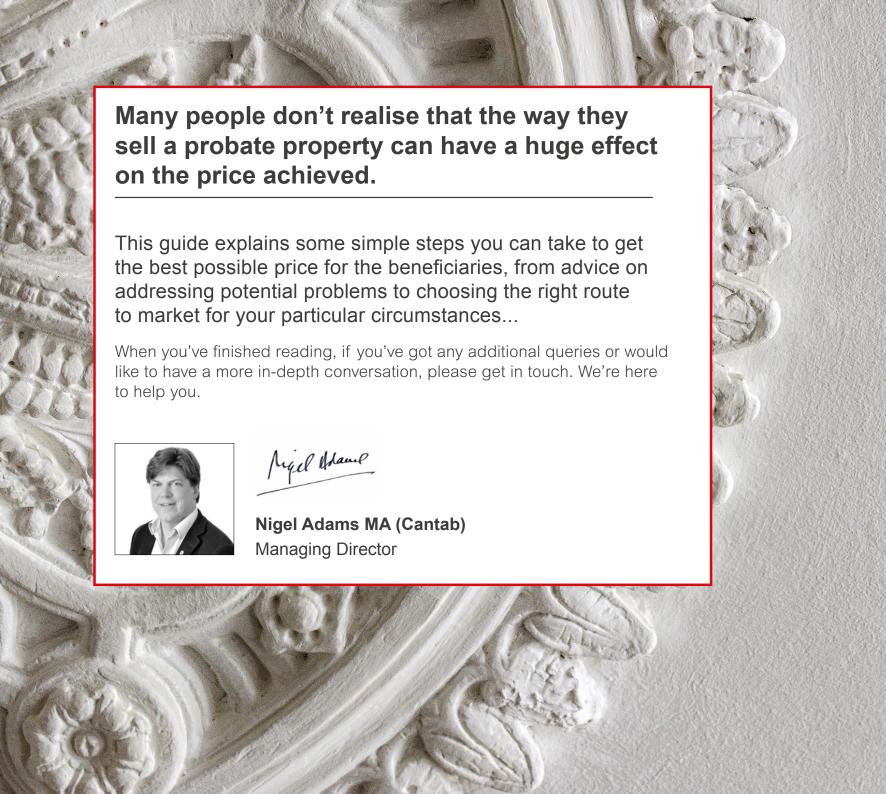
Probate Property.

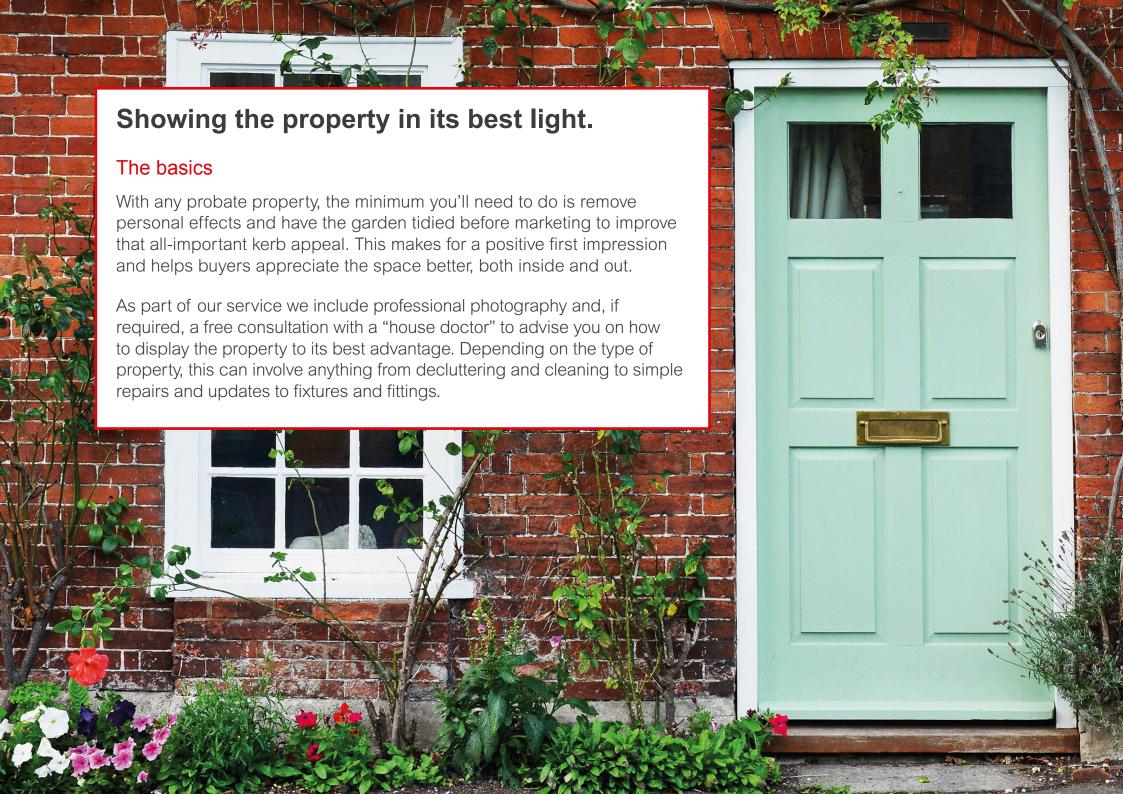
Your essential guide to getting the best possible price.



The specialist probate estate agency.







Spotting issues and opportunities.

Be proactive about problems

Structural issues – such as subsidence, damp, woodworm or Japanese knotweed – are likely to be spotted in a survey or mortgage valuation, which could be an unexpected shock for the buyer that results in them pulling out of the sale.

The safest approach is to get specialists in before going on the market, to evaluate the problems and propose solutions – which are often far less expensive than you might imagine. We can put you in touch with professionals to do this for you.

You don't actually have to get any of the work done. It's simply to help buyers feel more confident about what they're signing up for, and for banks to feel more confident about lending.

Be open to ideas

Probate property often has significant development potential, which can add considerably to the final price.

This could range from work allowed under permitted development, such as a loft conversion, to larger schemes that might need planning consent – including side extensions, splitting a house into flats or adding a separate dwelling in a large garden.

You'll probably prefer to sell rather than do the work yourself. Either way, we can recommend local builders or architects to advise you.



Deciding the best way to sell.

The conventional approach

The most common way to sell is by "private treaty" – where you set a guide price, advertise and invite offers. It's ideal for property that's in good condition and relatively well presented.

Sometimes it can be worth spending a bit of money beforehand – such as laying new carpets, redecorating or perhaps even replacing a dated bathroom suite.

We can advise you if this is likely to lead to a better price, and we can also get quotes from any trades you might need.

