

CorrieandCo

Independent Sales and Lettings Agent

A guide to selling your property

Why you should choose Corrie and Co to sell your property?

Through our **extensive industry expertise**, we understand that as a potential seller your key aims are to achieve a sale, within a timescale to suit your individual circumstances and at **a price you are happy to accept**.

We also know that you are looking for an agent who will undertake a professional service, with **effective communication** at each step of the process to guide you through the property transaction.

Not all agents are the same, and here are just a few reasons why you should choose us...

- An established family business, led by David and Melanie Corrie supported by The Cavendish Family and the Holker Group.
- A dedicated, trained and experienced Sales Team, with an allocated Sales Person working for you.
- A unique Marketing Cycle to ensure you move and achieve the best price for your property.
- We have expertise in residential sales , lettings, auction sales, commercial, planning and new homes.
- Enterprise Award winners for Sales and Lettings in Cumbria.
- Prominent high street offices – teamed with up to date online presence.
- Innovative social media marketing package.
- ' Under one roof ' legal and financial advice will be made available to you.
- Promotion via multiple websites including, CorrieandCo.co.uk, Rightmove, Zoopla and OntheMarket.com
- Most importantly of all, an individual service that is tailored to you.

CorrieandCo

The Corrie and Co Guide to Selling your Property

We are proud to provide **excellent customer service** and are passionate in communicating with customers to **exceed expectations**.

Corrie and Co are undoubtedly the 'Right Choice' for motivated sellers.

Our commitment is to achieve a sale for you at the **best price** to suit your individual circumstances and to keep you fully advised at each stage of the process. We do this by **attracting maximum buyer enquiries** and then by thoroughly and pro actively testing the market for your property.



So, if you are thinking about selling your property the first thing to do is book your **FREE valuation** through Corrie and Co. We will visit your property, carry out a detailed inspection and provide clear advice on marketing options tailored to your individual circumstances and in line with current market conditions.

CorrieandCo

What makes us different?



How will we sell your home?

1. Daily Staff Briefing - Your property is the daily focus each day. Our staff cover the main selling features of your property, so they can identify suitable buyers who are actively looking for a property of your style.

2. Match to Qualified Buyers - Our expert sales negotiators are fully trained to establish, in detail, the needs and requirements of new buyers. These buyers are spoken to regularly to update their position, and are proactively contacted before your valuation takes place to identify if they would be interested in viewing your home. As soon as we are instructed these qualified buyers are telephoned to arrange viewings to maximise the launch of your property to the market.

3. Social Media promotion - As well as emailing your brief details to matched buyers we will use the latest social media platforms to promote and 'boost' your property to create early interest and further enquiries which we can service and turn into viewings on your property.

4. Internet Marketing - Research confirms that more buyers now commence their search via the internet. Our interactive website, with simplified search criteria, attracts over 8000 unique visitors a week, resulting in maximum enquiries from national, regional and local buyers.



With continued investment, our 'in house' software matches daily your house to buyers via email, text, post or face to face. Our online presence offers a responsive website which significantly enhances the user experience. We also display properties on major national property portals such as Rightmove and Zoopla, Facebook, Twitter and Instagram.

5. For Sale Board and Sales Particulars - Standing out from the crowd is easy with a distinctive 'For Sale' board. The unique Corrie and Co branding certainly catches the eye of passing buyers and helps generate more interest. Promoting your property professionally and with attention to detail provides a real marketing edge. High quality, multiple photographs (including multiple images on the internet) and informative floor plans are included to attract maximum attention. If you have a premium property you can also take advantage of our bespoke Select Marketing package.

6. Local Branch Presence - All of our prominent high street branches have a contemporary design with digital clear window displays to catch the eye of local buyers. Our windows are designed to generate initial interest, with the buyer then visiting the branch to discuss individual requirements in detail with one of our highly trained negotiators.

7. Viewing and Feedback - Communication of viewings and feedback is a core aspect of our service delivery whether by email or phone. We aim to provide constructive feedback within 24 hours of the viewing and where possible we will provide an accompanied viewing service.

8. Marketing Review - Recent research from Rightmove shows the first 2 to 4 weeks of marketing is when the highest volume of enquiries is received. If after 5 weeks we have not received an acceptable offer we will aim to revisit your property and we will carry out a full review of marketing techniques and pricing to achieve your moving goal.

Our unique marketing cycle is developed to involve you at all stages of the process and to achieve the common goal – the sale of your property

9. Negotiate Best Price Offer - As our client we are committed to getting you the best price offer that suits your financial and timescale requirements. We will of course check that your buyer has the finances in place and is in a position to proceed to purchase. We will of course offer you assistance on your onward purchase, if relevant, with both conveyancing and mortgage advice.

10. Tracking Your Sale - We will provide you with the expertise and progress on your behalf, the actions required to ensure your sale reaches 'the finishing line'. Working with you and the buyer and your conveyancers plus the mortgage providers involved to bring to legal completion and an appropriate timescale.



CorrieandCo