



Company Portfolio

Property Valuation | Selling Fees

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About us

Our office opened its doors in 1984 as a result of the increasing demand for properties in and around the Bolton area.

Its three huge shop windows and prominent position make it one the area's most eye catching shop fronts. This together with its light, friendly and professional interior ensures you and your prospective buyer are instantly at put at ease.

If you have a house to sell, as independent estate agents we're able to offer sound, professional advice on all aspects of selling and buying your new home, our staff have a minimum 10 years' experience with many over thirty years in the business so are more than capable no matter what maybe ahead.

Thought we just dealt with local properties? Think again... These are just some of the areas we cover:

- | | | | |
|----------------------------|------------------|-----------------|----------------|
| » Astley Bridge | » Egerton | » Little Hulton | » Salford |
| » Beaumont Chase | » Edgworth | » Lever Edge | » Swinton |
| » Bradshaw | » Euxton | » Lostock | » Sharples |
| » Brightmet | » Farnworth | » Manchester | » Smithills |
| » Bromley Cross | » Gilnow | » Moses Gate | » Stoneclough |
| » Burnden | » Great Level | » Morris Green | » The Haulgh |
| » Clifton | » Highfield | » Middle Hulton | » Tonge Fold |
| » Chapletown | » Hindley | » Markland Hill | » Tonge Park |
| » Charnock | » Horwich | » New Bury | » Tonge Moor |
| » Chorley | » Heath | » Nob End | » Wigan |
| » Clammerclough | » Heath Charnock | » Outwood | » Whitefield |
| » Chorley | » Heaton, | » Over Hulton | » Walkden |
| » Darcy Lever | » Halliwell | » Prestwich | » Worsley |
| » Darwen Harper Green Road | » Hunger Hill | » Prestolee | » Westhoughton |
| » Daubhill Deane | » Kearsley | » Rivington | » Wigan |
| » Eccles | » Ladybridge | » Ringley | |
| | » Little Lever | » Radcliffe | |



Meet the team



Joanne Crompton
Managing Director

Joanne is the heart and soul of George Grundy Estates, leading by example and ever striving to improve our customer experience.

She joined the firm from school, acquired the business in 1993 from its founder George and followed in his footsteps seeking to employ the best available staff and deliver an exceptional service. At that time the agency only dealt with properties in the Great Lever, Farnworth and Bolton areas however she has since expanded its horizons and properties are now marketed from any part of the region.

In 2011 Joanne launched the firm's prestige brand Elegant Homes through which a bespoke concierge service is delivered to the discerning client. Her knowledge of the property market in the area and her wealth of experience place George Grundy Estate Agents at the forefront of the market.



Nick O'Brien
Branch Manager/Valuer Dip DEA

With over 29 years Estate Agency experience in your area practicing in both the corporate and independent environment.

Professionally trained in marketing, property construction and property law (PMA & Estate Agents Act 1979) our Valuer is also a registered DEA (Domestic Energy Assessor) and will be able to provide you with a valid EPC & detailed floor plan.

Nick always has a smile on his face and is dedicated to make the most of your moving experience. Nick enjoys travelling, football (specifically Liverpool FC) photography and cycling when he gets the chance.



Jackie
Senior Sales Negotiator

Jackie joined George Grundy estates in 2001 and has been a key player within the company ever since. Within excess of 30 years' experience in estate agency her role as senior negotiator means there isn't much she hasn't experienced and is able to pass this expertise onto both buyers and sellers. Her attention to detail and unwavering determination mean the very best outcome for all parties.

On a lighter notes Jackie enjoys, keeping fit a good crime drama or thriller and is an avid reader of all things CSI.



Karen
Administrator/Negotiator

Karen joined George Grundy Estates 12 years ago and is now a key player within the company. Her core role is administration and as everyone knows admin is the back bone of any company keen to impress

Her speed and efficiency ensures that the fast paced world of Estate Agency is dealt with in a concise and productive way.

When not working Karen enjoys an active family life and enjoys listening to music, eating out and travelling.



Mandy
Viewer/Negotiator

Mandy joined us in 2014 as a viewer/trainee negotiator and has a sales background which makes the ideal base from which to progress her career within estate agency.

Mandy enjoys all things fashion as well as fine wines, eating out, travelling and music. Her bubbly personality and enthusiasm ensures the best possible outcome form any situation.



Ken
Viewer

Ken joined us 11 years ago after a long career as a parts manager at a local car dealership.

Married for over 40 years to Barbara, Ken loves all aspects of sport and is a lifelong Bolton Wanders season ticket holder.

Ken also enjoys travelling with Sorrento & Cornwall being two of his favourites. Kens exacting nature and local knowledge makes for the perfect combination ensuring our viewers have all the information they need.



House & Home Magazine unique to George Grundy estates

Every month we produce our very own "House & Home magazine", unique to George Grundy Estates. Packed with celebrity features, interesting articles and the very latest from the property offerings of George Grundy Estates & Elegant Homes.

Available in both hard copy and digitally via email, social media and our website the magazine is read by thousands and ensures your property is always put at the heart of everything we do.

If you would like to see your property to appear within our very special publication, ask a member of staff and maybe your property will feature alongside some of the most famous faces on the planet!



“

We thank you most sincerely for all you hard work, unfailing professionalism and good humour in selling our property. Your approach throughout was very proactive and it was always a pleasure to deal with each and every, very efficient members of staff. We have and will continue to recommend your services to others. Well Done.

Peter and Ann T | Lostock

“

Just a quick message to say a massive thank you for all your hard work selling over a million pounds worth of houses for us over the last 12 months. All your staff have been extremely professional and we will certainly recommend you to anyone wanting to sell their property. Just as an update; we have now bought a house in Westhoughton this couldn't have happened without your help. A special thank you also to Jackie who was exceptional in keeping us informed and updated. Thanks.

Glen & Karen

“

Sincere thanks to all the team who dealt with my house sale with speed and efficiency. The accompanied viewings were so helpful and my house sold within no time at all. Your advice was invaluable and kept me worry free. An excellent service from a lovely team of people!

Helen | Kearsley

Customer Care Guarantee

The purchasing or sale of a property can be a daunting prospect at the best of times it's nice to know by appointing George Grundy Estates you can rest assured our company offers high levels of customer care as well as membership to the country's leading regulating authorities.

The Property Ombudsman scheme provides an independent and impartial facility for the resolution of complaints between those members of the public who buy, sell or let property and the agents they deal with. The scheme can make awards of compensation where It feel is relevant. The service is free to the public.

The member agents of the scheme must comply with a Code of Practice which lays down standards of business conduct. The public should ensure that they are dealing with a member of the scheme so that they can be confident about the firm's approach and where, if they feel disadvantaged, they have access to independent judgement of their complaint.

George Grundy Estates Ltd is a member firm of this the Property Ombudsman Membership Number N02459 and the National Association of Estate Agents (N.A.E.A.)

TESTIMONIALS / REVIEWS

Service is very important to us, we take great pride in providing high levels of customer care. Check out our review page on our website for details on what our customers past & present have been saying about us.

Nick O'Brien

Nick O'Brien
Branch Manager

Our selling packages

1	2	3 MOST POPULAR	4	5
Online £599 No sale - No Fee	Blue £1200 No sale - No Fee Everything in Online plus:	Platinum £1500 No sale - No Fee Everything in Blue plus:	Elegant 0.5% + VAT Everything in Platinum apart from EPC plus:	Auction Zero! Buyer Pays Fees! Everything in Platinum plus:
Enhanced wide-angle photography Floor plan Portal advertisement, including all major Viewings arranged Professional sales negotiation Professional sale progressions	Sale board Staff accompanied viewings Viewing text and email confirmation Viewing feedback Computerised property matching and mail out Professional property brochures Wall display	Retouched photographs Bespoke sale board slip 3D floor plan Window display Featured property & premium listings upgrade on Rightmove Social media advertising on Facebook and Twitter House & Home Magazine entry Regular marketing chat and stats Free EPC worth £60	Unique sale board 3D floor plan with furniture Permanent window display Premium listing upgrade on Rightmove Regular social media advertising on Facebook and Twitter Full page in House & Home Magazine entry 8 page laminated sales particulars Managing director or branch manager accompanied viewings Min £1600 No sale - No Fee	Sale board auction slip Online auction bids Live auction event 50,000+ investor database Dedicated auctioneer 56 day ex and completion Regular marketing chat and stats from auctioneer Free EPC worth £60 Auction Pack fee applies

Is auction best for my property?

- Empty properties
- No chain
- Properties requiring work
- Motivated seller
- Probate sales
- Stopped reposessions

Need a
“No Sale - No Fee”
local solicitor to do all
the work on the sale of your
property?

£600

Legal disbursements such as land registration and bank fees are not included.
* Leasehold flats have an additional fee of £150+VAT payable.
Quote is for properties upto £200,000

ONLINE, BLUE & PLATINUM PACKAGES are for George Grundy Estates and NOT for our Elegant Homes branding which starts for properties in excess of £230,000.
All packages include VAT at prevailing rate of 20%. T&C's Apply.

Selling at auction

A Fixed Date to Sell and Move

Fixed time scales for exchange and completion provide clarity for both parties. A fixed time scale is not often set when selling a property through private treaty with some sales taking much longer than anticipated. This added security is a big benefit to most vendors looking to move forward with confidence.

No Selling Fees

You can choose to pay no sales commission to sell your property through our Modern Method of Auction. Under the reservation fee method we charge the buyer a percentage of the purchase price which covers our costs. However, all sellers will be required to pay a very small fee for the preparation of an EPC and Auction Pack.

Achieve Maximum Value

Think about how an owner of a piece of fine art maximises its value? They sell it at auction. Due to the increased marketing and unique pricing strategy that we operate, we guarantee to get you the fairest price in the current market. A property will always sell for what it's worth, plus you have a reserve price so you know it won't sell for anything less than the price that you are happy with.

Increase in Interest and Viewings

The pricing strategy that we employ creates greater levels of interest and viewings and increases the chances of selling your property quickly.

Online Auctions

The online auction facility is a revolutionary online property auction system which allows its vendors to sell their properties quickly without having to pay any agency fees. Vendors are able to set a minimum reserve price which enables them to be in complete control of the process and they can log on to the site and see how many watchers and bids their property is receiving. This makes the sales process completely transparent and this eBay -style property auction service is available online 24 hours a day, 7 days a week. All properties are listed on our website and display all the necessary information about the property along with the associated fees that need to be considered before bidding. This is shown in the images adjacent and buyers can simply view, bid and buy!

Frequently Asked Questions

Is my property going to sell?

There are two components needed to maximise the chances of selling through auction; a motivated and realistic seller, and secondly, great marketing exposure. Our marketing strategy will aim to achieve you the fairest price in the current market for your property. If you decide to explore the auction route further, a member of our Auction Department will discuss the most effective pricing strategy to maximise interest on your property.

Do I have to accept the highest bid?

No, all properties are sold with an undisclosed minimum reserve price (agreed with you). The only price the public sees is the starting and actual bids; the reserve price remains confidential. Once the reserve price has been met and the auction is closed the sale will proceed. A Reservation Fee/Deposit is then taken. If you choose to pay no sales fees, the Reservation Fee will not form part payment of the purchase price but will be paid in addition to cover the costs of the process.

Can I accept bids outside the auction process?

Yes. You can accept a bid to sell the property before the auction has finished. By law we are duty bound to put any offer forward to you. It will then be up to you to decide if you want to consider the offer and take the property out of the auction early.

How quickly will I have to move out?

depending on which auction option you select this can be decided by you but will generally be between 28 – 56 days.

If the prospective buyer does not agree to pay the fee, will I lose my offer?

The law requires that any offer made to purchase your property must be passed on by the agent unless you have said that offers of a particular type are not to be advised to you. If the prospective buyer does not agree to pay the fee, the agent should advise you accordingly and seek your instructions.

If the buyer then refuses to pay, will I have to meet the agent's fee?

This will depend on the specifics of your individual contract(s) with the agent. The agent should explain this clearly to you before you sign anything. The buyer has entered into an agreement to pay the fee so it is for the agent to pursue the buyer, but the agent must make clear to you what will happen in such circumstances.

What Our Auctions Offer

- » High levels of viewings
- » Reservation fee or deposit to secure the sale
- » No auction fees
- » Free regional and national advertising
- » Completion within 8 weeks of reservation
- » Full transparency
- » The Auction Department is open 6 days a week
- » Advertising on Rightmove, Zoopla & Primelocation
- » Achieve true market value
- » Maximum exposure to the market
- » Weekly updates from your dedicated Auction Specialist
- » Fixed reserve agreed with you
- » Caters to all types of buyers not just investors
- » Dedicated Customer Service and Sales Progression team
- » Accompanied viewings
- » Over 50,000 registered investors



Elegant Homes



Elegant Homes specialises in the sale of large country homes, executive detached houses, cottages, period properties, luxury farm houses/barns and apartments. The unique package is available to properties valued in excess of £230,000.

We pride ourselves on offering a truly unique service which sets us apart from others and ensures that the marketing of prestige properties is maximised at all times and to the right buyers. We recognise that moving home is one of the biggest and most important decisions that you will ever have to make in life which is why the vast knowledge and experience of our friendly professional staff is paramount to the success of our business. They will be on hand providing invaluable advice, feedback and providing you with the highest level of customer care.

Elegant Homes success has been built upon a single-minded desire to provide our clients with a top class personal service delivered by highly motivated and experienced staff. Our distinctive and unique marketing package includes; Bespoke and professionally produced particulars by Ravensworth like this one which includes a comprehensive array of photography and floor plans. This will be complimented by local and regional press advertising, a Premium Listing on rightmove.co.uk to maximise any online interest. We also offer our accompanied viewing service at absolutely no extra cost to you.

We ensure that we provide a service not only to meet your expectations but to far exceed them. Don't settle for anything less. If you would like to book a free no obligation consultation and market appraisal of your property please contact us 01204 578 500.

With very competitive fees you can see why so many people are making the switch to us.

Joanne Crompton
Managing Director



Helping you get the best price for your property. Fast.

Presentation is key:

First impressions count

Make sure your property has kerb appeal. Mow lawns and tidy the garden. Think about investing in a pressure washer.

Emphasise space

Ensure your property is clutter free, clear floors and surfaces including table tops. Close cupboard doors and put away personal effects.

Maximise light

Open curtains, blinds and adjoining doors.

Odours matter

Prior to viewings, open the windows to air the property. Try to ensure pets aren't present during the viewing.

Minimise buyers' worries

No need to spend a fortune. A little time spent touching up damaged paint or damp patches.

Viewings

Be as flexible as possible. Buyers should not be kept waiting for an appointment. However, let us know specific times to avoid, school pickup or busy times when parking is difficult on your street.

Leave it to us

We are experts at showing property and engaging with potential buyers, turning negatives into positives.

Golden rule

If you are showing buyers around, never give out personal information, especially a telephone number. Buyers will look to bypass an agent, removing thinking time and putting you on the spot. You are paying for our expertise so make sure you take advantage of it.

Marketing strategy

how we make it all
happen for you.

Stage 1

Depending on the package selected we will; take detailed notes and measurements of your properties rooms, outbuildings and grounds, quality wide angle photography and detailed floor plan to produce a bespoke 4 page, multi-image brochure which will be sent to you to approve prior to the commencement of any marketing, once returned we will have these professionally printed for the best possible result.

Stage 2

Advertising will commence within multiple mediums, including all the major property portals including Rightmove (Featured listing in first month), Zoopla and Prime location and many others, spot booked in our "House & Home" magazine, smart phone App, wall and window display within our office. The property will then be matched by our sophisticated, computerised matching software which will match your property to our thousands of waiting buyers. This will happen in a number of different ways including: full html text messaging, email, traditional post and by telephone.

Stage 3

Handling enquiries and viewings is paramount to ensuring a satisfactory conclusion for all parties. With this in mind we are able to offer a fully accompanied viewing service to you depending on the package you choose. Our dedicated, professional team will show prospective buyers around and then provide real time feedback to you following the viewing.

Stage 4

The selling of any property no matter what price may need extra help we will be on hand to guide you through the process advising on the local market, price and other advertising mediums such as Lancashire life, helping you make the most of your move. Keeping you informed. Elegant Homes uses a high tech property software solution which compiles a detailed log on every property enabling us to provide useful feedback to all our clients, we will also include your latest Rightmove report which will posted or emailed which provides real time information on how many people have viewed your property on the world's largest property portal, keeping you up-to-date. This valuable vendor report shows how your property has been performing in the market over the last week/month. This is ideal for keeping you up-to-date on how we are marketing your property. Don't just take our word for it; you can now compare the level of interest in your property compared to all the properties we are currently marketing! Our branch average indicators are ideal for exploring the status of your property versus your local market. Reports are available on demand to suit.

Stage 5

Once a buyer is found we will ascertain the buyer's ability to proceed in detail by checking the chain, requesting proof of funding, mortgage promise and Identification. We will then liaise with surveyors, solicitors and all other interested parties, progressing the transaction to a satisfactory outcome.

Seller's notes

[illegible]



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T: 01204 572222

GETAGENT.CO.UK



rightmove
find your happy

Zoopla.co.uk
Smarter property search

PrimeLocation

NAEA
National Association of
Estate Agents

The Property
Ombudsman

Ombudsman
services

NFOP
National Federation of Property Professionals

naea | propertymark
PROTECTED