



Auction Guide

SELL YOUR PROPERTY WITH 0% SALES FEE!

Visit us...

The image shows a screenshot of the David Conway website. At the top, the logo 'dc david conway' is visible, along with the phone number '020 8422 5222' and a 'menu' button. Below the logo is a navigation bar with links for 'my david conway', 'contact us', and 'value my property'. The main navigation area includes 'property search' with tabs for 'buy', 'rent', 'buy commercial', 'rent commercial', and 'land & new homes'. A search form contains fields for 'Type address or postcode...', 'Min Price', 'Property Type', 'Max Price', and 'Min Beds'. There are also buttons for 'search by list' and 'search by map'. A prominent banner reads 'LAUNCH YOUR MOVE WITH US!' with a rocket illustration and a 'FREE INSTANT ONLINE VALUATION' offer. Below this, a section titled 'Need some advice? Contact us today!' features logos for Relocation, RICS, PrimeLocation.com, Zoopla, and rightmove. The footer contains the company name 'david conway', address '269 Northolt Road, South Harrow, Middlesex HA2 8HS', phone number, email, and a 'Trusted by TRUST' badge with a 4.8/5.0 rating. A 'NEED HELP? Let's chat!' button is also present.

davidconway.co.uk

About us...

Marketing

We want to ensure that your property is sold or let quickly and efficiently whilst attaining the maximum price possible for you. We achieve this through our investing in a vast amount of advertising which generates an abundance of interest which is turned into sales and lettings by our experienced and skilled staff.

Our approach is to be personable, professional and straightforward which we find gains the trust of both the vendor and buyer which assists in a smooth transaction.

We take the time to know our clients and find out what they feel are the key selling points of their home, as well as offering our advice. After all, it's the person living in a property who truly knows its merits.

Introducing Your Property Details to our Large Database of Buyers

Once instructed to market your property, we will telephone, email, direct mail and text your property to our huge database of potential purchasers and tenants who have been qualified already as far as we can. We ask all the right questions before showing, and potential buyers will, as soon as possible, be qualified by our in-house Financial Advisor.



Why auction?

Whilst most vendors opt to market their property via traditional routes, these are not without issue. Selling a property via private treaty often involves:

- A lengthy process.
- No firm commitment from a buyer.
- A high risk of an aborted sale.
- No firm date for completion of the sale.
- Re-negotiation of price after the sale is agreed.

Auction is the best way to eliminate the pitfalls of selling via the traditional private treaty route. We have created a more contemporary route to market and sell your property, whilst you, the seller, remain in complete control.





Sell Your Property Securely with...

0%
SALES FEE!

Our auction service is a method of selling your property which offers:

- **NO fees to pay** - you can sell your property with absolutely **NO estate agency fees!**
- **Control over the price** - the property is never sold for less than you allow.
- **A timeline which suits you** - Your property gets sold fast. The buyer must complete within timescales of 28 or 56 days, or a lengthier completion if more agreeable.
- **A committed buyer** who pays a non-refundable deposit and/or non-refundable reservation fee. They are financially committed to the purchase at the agreed price once their offer is accepted with an instant exchange of contracts.
- **Complete transparency** - The process from start to finish is transparent. All bids on your property are shown in a transparent manner to encourage other buyers to supersede 'current' offers thus achieving you the best price.

Our guide to selling via auction...

- Our Auction department has over 25 years of experience of selling property via this method. Your property receives maximum exposure on a global scale whilst also being fully supported with expert knowledge by a dedicated team who are available to assist both you and buyers with their enquiries.
- Selling your home by Auction offers a host of benefits that are not available to you when selling a property via traditional methods.
- Together we agree a reserve price - a minimum price you are looking to achieve. The property is not sold for anything less than this amount - unless under your express permission. Only you and the Auction Team are aware of what the reserve price is.
- A starting bid is set and used to advertise the property. This price is lower than the reserve, and will help generate even more interest, which in turn leads to more views ultimately helping to achieve a better price for you.
- Buyers can view the property before the Auction closes and we encourage them to do so. All viewing requests will be managed by the team on your behalf.
- You will be updated with feedback from viewings and offers throughout the process. In the meantime, our legal team will produce a legal pack - this contains all relevant information allowing buyers an opportunity to carry out their due care and diligence prior to placing an offer. The legal pack also allows all parties to facilitate an exchange of contracts as soon as their offer is deemed acceptable by you.





Sell Your Property Securely with...

0%
SALES FEE!

- Our online bidding platform offers a fluid method for interested parties to place offers, anywhere and at any time, and promotes complete transparency, helping you achieve a better price.
- Every buyer will pay a non-refundable deposit and/or reservation fee, meaning they are then financially committed to purchasing your property within the Auction timescales at the agreed price.
- We pass the buyers details and all relevant paperwork to your solicitors to complete the transaction legally. Our experienced team will oversee the transaction right through to completion, ensuring you feel supported from start to finish.

- **Commercial Property:**

There are more variables to consider when selling a commercial property, whether a business is currently being operated from the premises, or not. Our expert team are there to guide you through the process, from preparation to completion.

Being members of RICS (Royal Institute for Chartered Surveyors), we have a team not only qualified, but dedicated to overseeing that the sale of your commercial property via the Auction route is as hassle free as possible.



Testimonials...

Gordon Kersten ★★★★★

A complete service! Great communication and confirmation of viewings. A cost effective way for any vendors to sell a property quickly and without risk. Payment of our account was also prompt. I would highly recommend this service and company.



Roxy A ★★★★★

I have sold a few of my own properties and also from my company for other landlords.

With my own properties, they sold v quickly and two of them exchanged within three weeks of putting it on the market. Found it so much easier than going through Agents. Because I knew it was completing within 28 days I had no hassle, calling Agents, chasing solicitors. There was no fees to pay and i have never sold properties this easy!

Would highly recommend. Normal methods are a nightmare!



Alison O'Donnell ★★★★★

Excellent service, highly professional would recommend to everyone.



Testimonials...

Sheila Ferguson ★★★★★

Tried other so called 'property cash buyers' looking for a quick sale, with disappointing results. Switched to Pattinsons Auctions and sold my house within less than 3 weeks of them stepping through the door to initaly value it! They kept me informed every step of the way and got me a much better price than I had been offered from any 'quick sale home buyers'. Don't google others, just google Pattinsons!



Sue Daniels ★★★★★

Last year I bought a house through Pattinson Auction House and the whole transaction took about 3 days from start to finish. I dealt with Bobby Myers and was so impressed by his help as this was the first time I had bought a house this way and was nervous. Bobby was always reachable and if not, he returned my message within 5 minutes- an awesome service and Bobby was such a pleasure to deal with and extremely proactive. The whole transaction went through very smoothly and trouble free. I would definately not hesitate to buy this way again. And ..big thanks to Bobby - he was amazing!



Anne Wright ★★★★★

Always very happy with the service I have received. All the staff are friendly and very helpful.





Would you...

- Like to sell at the price you wish for?
- Like to move on a date you dictate?
- Like the sale of your property to be free, with no estate agency commission to pay?
- Like your buyer to make a financial commitment to the sale from the start?

LIKE TO SELL YOUR PROPERTY WITH...

0%
SALES FEE?

Still unsure about auction?

Contact our auction specialists today...

David Conway

davidconway.co.uk
info@davidconway.co.uk

020 8422 5222

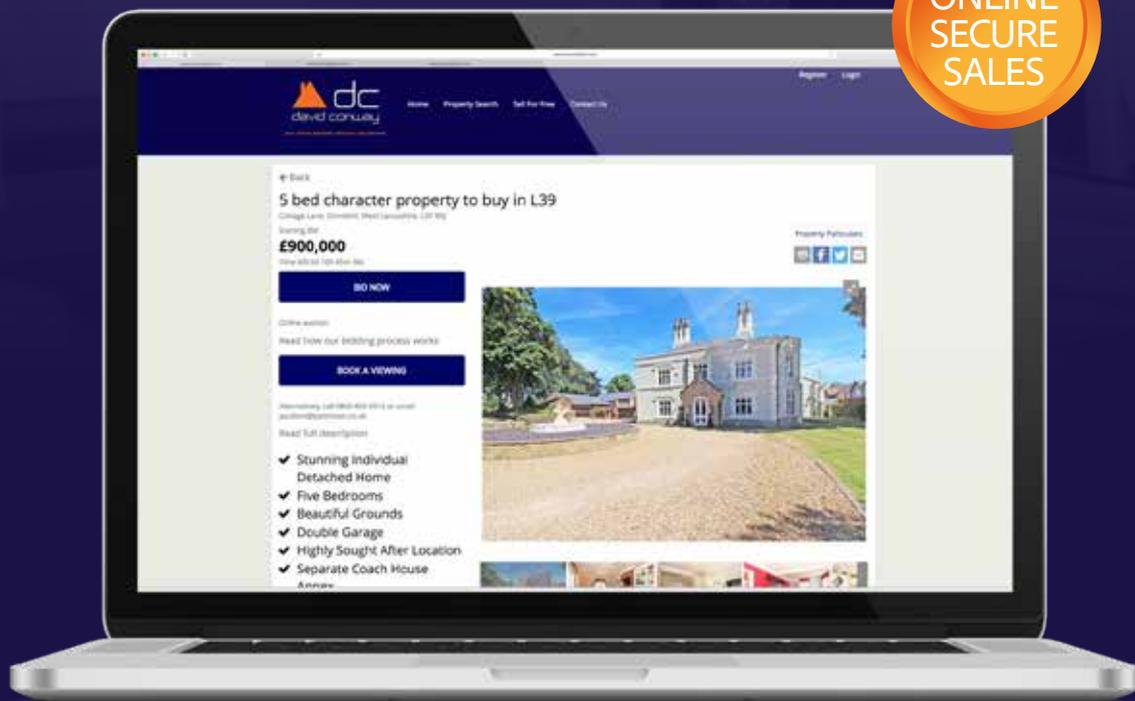


If you have answered **YES** to each of these questions, then you should consider our auction route!


david conway

Buyers can bid on your property, anywhere, anytime in 'real time' by visiting...

ONLINE
SECURE
SALES



davidconway.co.uk

For more information & to see how we can help you buy, sell & move contact our auction specialists on:

 020 8422 5222    

SELL YOUR PROPERTY WITH 0% SALES FEE!