



DB THE
DRAWING
BOARD

a moving
experience.



Our typical client **is not typical.**

And this is exactly how we treat them. We offer a new tradition in estate agency providing the opportunity to be unique, and where you are the number one priority. We act as expert advisers throughout the entire process of the transaction. From valuation, implementing a marketing strategy, negotiating and navigating all the way to completion, we are here for you.

Our fixed pricing is not a commission, rather a valuable investment in our time and expertise. This covers all core costs for marketing, including major portals such as Rightmove, accompanied viewings and the management of the sale to moving day, and beyond.





The first **steps.**

Consultation. First, we listen. We will take the time to fully understand your moving objectives. What your plans are and discuss the various options on how to potentially achieve them

Appraisal. After a thorough inspection of your home and careful appraisal of the market conditions, we will discuss the current value of your property and suggest a asking price for marketing

Staging. We will advise on aspects which will truly improve the salability or value of your property. This may range from implementing some finishing touches via virtual or physical staging to simple decluttering

Value add. It may be beneficial to undertake some specific works such as redecorating, landscaping or identifying the use of a room. This work can be carried out by our Design + Build team

On the market. A non-refundable fee from £500 is payable upon instruction. This is to retain our services and commence with the core marketing, together with producing the Energy Performance Certificate

Images. We appoint professional photographers and under our direction they will curate the design and feel of the imagery to best reflect the features of your home for online and offline marketing

Floorplans. A qualified home surveyor will be instructed to produce appropriate floor plans to effectively display your homes layout and attract prospective purchasers

Details. All sales brochures are bespoke to the property to which they relate. There are no templates used here and all creatively written to ensure the unique elements of your home are highlighted



Get ready. **Get sold.**

Financial. Moving can be an expensive process. Therefore, it is important to be fully aware of all the potential costs relating your move, from selling fees, legal costs, stamp duty, removals to any mortgage requirements

Legals. To be legally prepared before you find a buyer will speed up the process and reduce the risk of a sale falling through. By implementing the effort prior to a purchaser is found means you are a step ahead

Launch. We have a clear objective and know what the plan is. Your property has been successfully staged to ensure we achieve the maximum price, finance sorted and instructed solicitors ready to act

Marketing. Each property will have its own unique marketing strategy. Although all will be advertised on rightmove, a combination of discreet and direct promotion will often have the best results

Be bespoke. Every endeavor will be used to find the right buyer at the right price. Our strategy will dovetail with traditional methods and include more innovative solutions

Viewings. All viewings will be accompanied by a member of our skilled, knowledgeable team. As we deal with a small number of homes, we take the time to fully understand all the facts of your property

Negotiating. Having acquired thousands of properties on behalf of clients we are very well qualified negotiators. We are diligent to ensure the buyer is in a ready, willing and able position in line with your timescales

Buying. We can help you find your next home by employing us as your Buying Agent too. Or, if you source your own property, as a The Drawing Board client we can help you negotiate the purchase



Moving day. **And beyond.**

Sales care. You won't be restricted to just communicating with us during office hours. We believe in transparency and accessibility is a key part of that. Therefore, you will always have a direct line to us

Navigate. The sale has been agreed on your property and the chain is complete. This is now the time for us to steer the sale through to a safe completion and will be keeping you updated throughout

New chapter. Your moving date has been agreed. There is still plenty to do. With our ongoing property concierge, we can help relieve some of the stresses as you are surrounded by boxes

Logistics. From the packing to the unpacking. Make your moving day a more enjoyable experienced with our associates taking care of the logistics and setting up your new home

Connected. It is time to switch providers and set up the utilities in your new home. Through our own portal we can get you connected and with the VIP package, include connectivity for your I.T

Design + Build. Your new property may require some plans to be drawn up to make your dream home a reality. Our design and build team can help with planning and carry out the work

Insurance. Protect yourself, your income, your loved ones and your property. We can help ensure you have the correct insurances in place, should anything, unplanned happen

Concierge. Our role does not need to stop at your new front door. You can call upon us at any time as your ongoing trusted property adviser. We will be happy to review regularly and provide useful market updates