

Our Service

'We have already sold and don't want to lose our sale, but we cannot find anything suitable'.

'We live miles away and the journey down is exhausting, we just don't know Dorset well enough to concentrate our search in any one area'.

'We have registered with agents but we don't seem to get any properties sent to us'

Whether you are looking to purchase a home or investment property we will carry out a full Property Search as your agent for an initial six month period within the area of Dorset, West Hampshire and South Devon that you designate. The search will include Homes for Sale through traditional agencies and property that is being offered for sale privately. In all cases we will use our market experience in an attempt to obtain your property at the most competitive price.

Specific services include;

- Your requirement in detail.
- Market Appraisal.
- A search of existing properties on the open market.
- A search of properties under development that are not yet being marketed, and future developments.
- Properties due to be marketed by Estate Agents.
- Where appropriate we will actively seek out potential sellers and properties due to be auctioned.
- We will view properties that fit you criteria, short-listing those that we feel will be of interest to you.
- We will prepare a concise report on selected properties, supported by photographs and mapping where appropriate. We will comment on positive and negative aspects in order that you are able to make an informed decision as to those that you wish to view.
- Viewings of selected properties will be arranged to suit you. We would normally accompany you and provide transport.
- Advise you of potential rental values and improvement.
- Formal negotiations on your behalf. We will always endeavour to obtain fair value and a favourable agreed purchase price.
- Assistance in placing the sale in solicitors' hands.
- Assistance in obtaining the services of a surveyor.
- Assistance with an independent mortgage provider.
- Assistance in the removals process.

- Help in locating tradespersons.
- Arrange interviews at your preferred school.
- We even provide your change of address cards with our compliments!
- Continued support and personal service through to completion.

Fees

A full search service will be conducted by Heritage Property Search Ltd for a flat fee 1.25% of the purchase price, payable after an exchange of contracts. (Minimum fee £2,000) .

Not sure of your Ideal location?

We are happy to show you what the area has to offer in order that you can narrow your preferred area. This really is a very useful facility if you are not entirely familiar with this part of South West England.

Please contact us for more details

Full Brochure Available.

The right property in the wrong location is not the right property!

