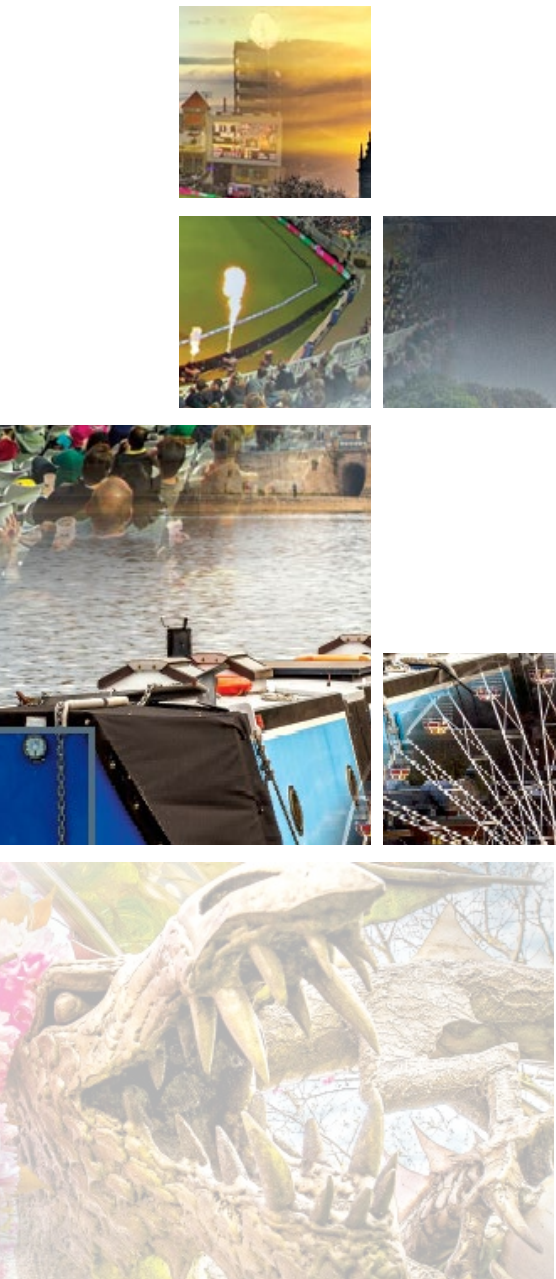




**A guide to selling
your home.**

Mission Statement

“ To deliver a first-class estate agency service across Nottinghamshire, built on trust, experience and genuine care. We are committed to putting our clients at the heart of everything we do, combining exceptional local knowledge, thoughtful marketing and clear advice to achieve the best possible outcomes for every home and every move. ”

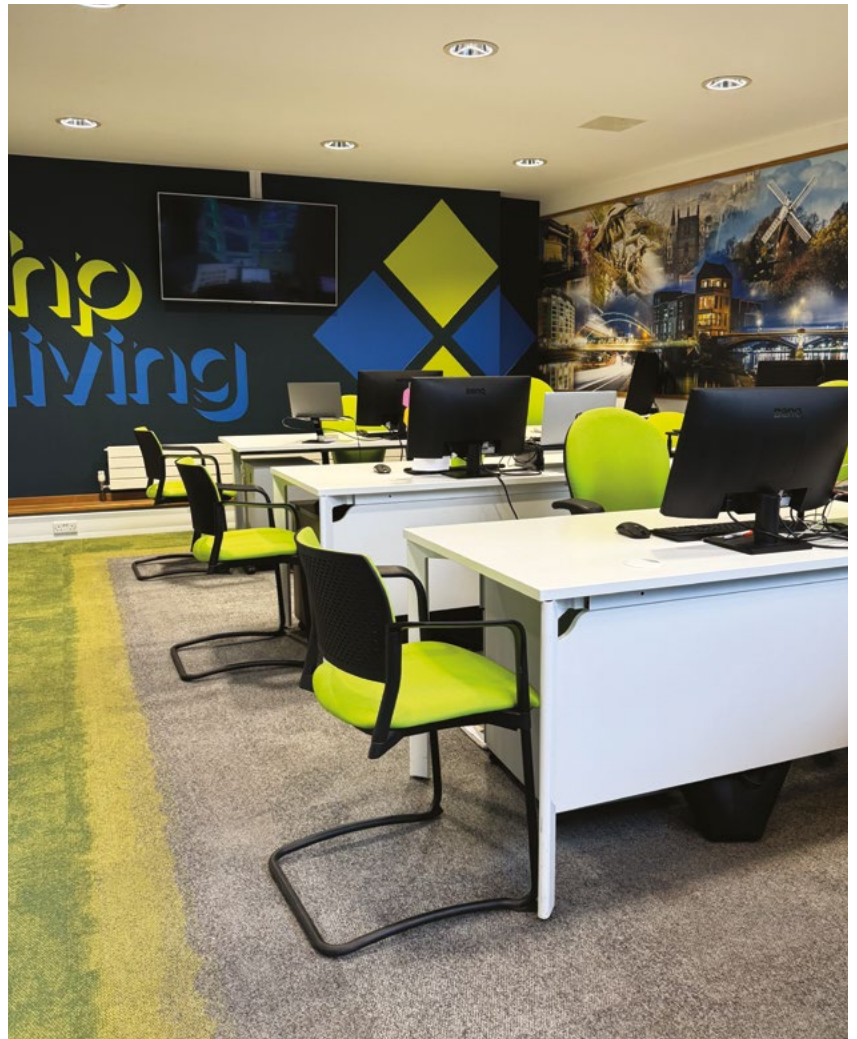


**Connecting the right people,
with the right home.**

We'd be delighted to sell your home or let your property

At FHP Living, we never lose sight of how important your property and your trust are to us. When you choose us to sell your home or manage your letting, you place something of real value in our hands, and we treat that responsibility with the care and professionalism it deserves.

Your priorities shape everything we do. With a wealth of experience, our aim has always been simple: to provide a first-class estate agency service, delivered by knowledgeable, highly experienced and genuinely committed people. From Nottingham City Centre and The Park Estate to Mapperley Park, Sherwood, Wollaton, West Bridgford, East Bridgford and the surrounding villages north and south of the river, FHP Living is proud to be a in residential sales and lettings.



First steps – getting to know you and your home

We begin by taking the time to understand both your property and your moving plans. Every move is different. You may be working to school terms, employment changes or tight deadlines, or you may already have your next home lined up and need to move quickly.

The more we understand your circumstances, the better we can advise you on timing, pricing and strategy. We will share details of comparable properties that have recently sold in your area, helping to set clear expectations and inform our recommendations.

Together, we'll agree a tailored marketing approach designed to attract the strongest level of interest and achieve the best possible price.

Experience shows that well-priced homes generate more interest and competition, while overpricing can discourage buyers before they even enquire. We'll guide you through all the variables so you can make informed decisions with confidence.

We also benefit from a large and active database of registered buyers across our areas. Suitable applicants are notified immediately when a property matching their criteria becomes available, ensuring your home reaches the right audience quickly.

Exceptional marketing

Presentation matters. Buyers are drawn to homes that are well presented, and our marketing reflects this. Every property is professionally photographed to create high-quality listings across our own website and the leading property portals, including Rightmove and Zoopla. Properties are also prominently displayed in our branch windows.

We'll offer practical advice on anything that could enhance your home's appeal ahead of photography, although keeping the property clean, tidy and uncluttered is always key. You'll have the opportunity to approve both the photographs and property details before marketing begins.

An Energy Performance Certificate (EPC) is required before marketing can commence. If you don't already have one, we're happy to arrange this for you.

To comply with Anti-Money Laundering regulations, we'll also need identification and proof of address, which we will process securely. In addition, Trading Standards regulations require you to complete a material information form detailing key aspects of your property.



Making the most of viewings

Unless otherwise agreed, all viewings are accompanied by one of our experienced team members. Some sellers prefer to show viewers around themselves, and some buyers appreciate the opportunity to ask questions directly, this can work well in certain situations.

However, many buyers prefer to view at their own pace, taking in the space without interruption. If you are present during a viewing, we usually recommend allowing us to lead while you remain available if needed.

Simple touches can make a real difference: ensuring the property is comfortably warm in winter, lights are on, curtains are drawn where appropriate, and gardens are well presented. In colder months, tidy borders and swept paths help outside spaces look their best.



Clear and helpful feedback

Following every viewing, we'll provide prompt and constructive feedback. If market conditions or buyer responses suggest a change in approach, we'll discuss any recommended adjustments with you, including pricing if appropriate.

While your property is on the market, it's also a good time to appoint a solicitor so you're ready to move quickly once an offer is accepted. Solicitors typically request the following documents, so having these prepared can help avoid delays:

- Details of ownership and any mortgage(s)
- Planning permissions and building regulation certificates
- Guarantees and warranties
- A fixtures and fittings list



Considering or accepting an offer



“Fantastic service. I feel sure that the sale would have been much more difficult without FHPs expertise. Not only were they first class in helping to market the property they were very helpful with regards to our purchase. Nothing was too much trouble for them and all the staff were very professional.”

Ann P.

We are legally required to inform you of all offers received. Alongside the price, we'll present key information about the buyer's position so you can make a fully informed decision, including:

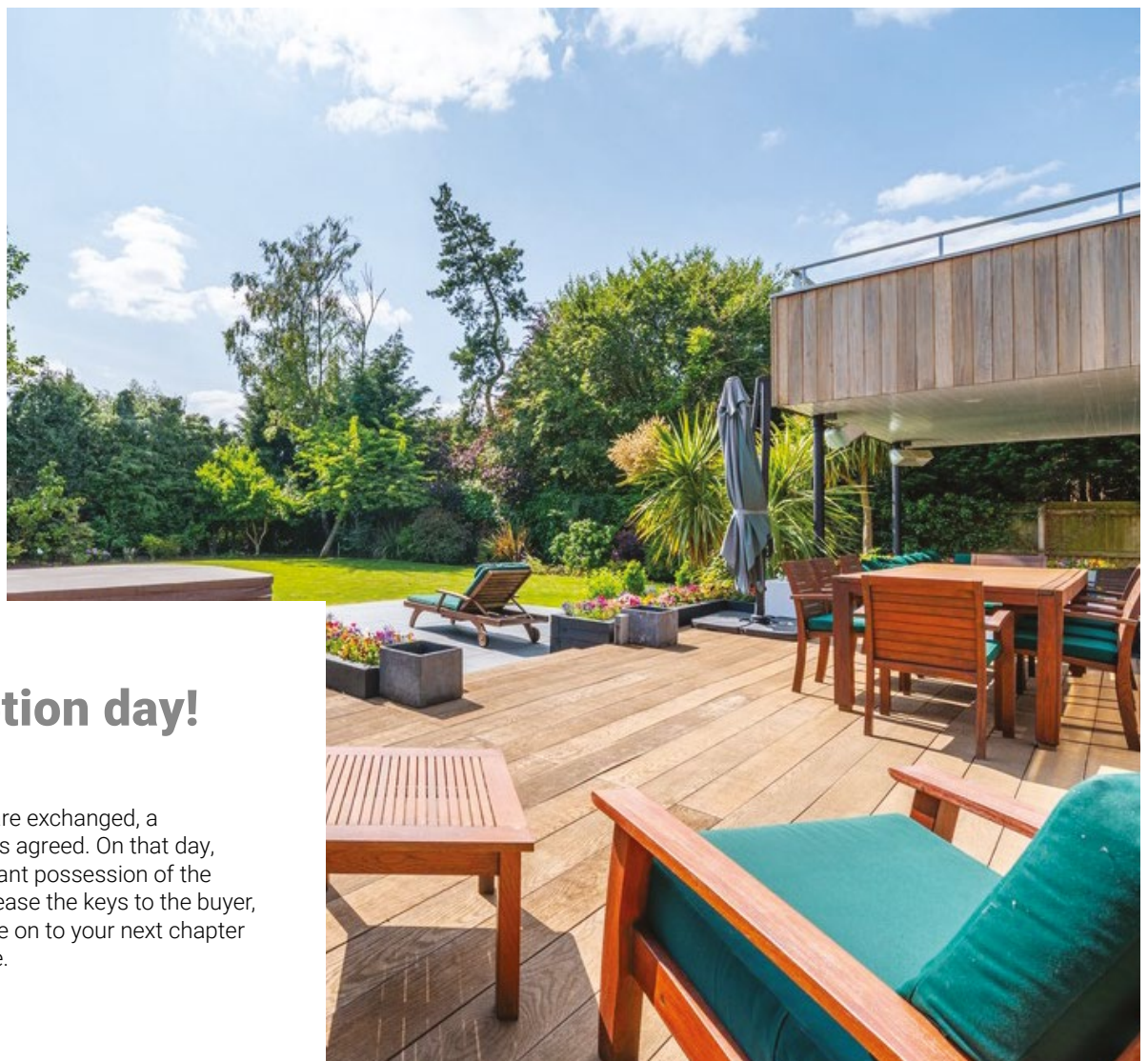
- Whether the purchase depends on selling another property
- Mortgage and financial arrangements
- Items they wish to be included in the sale
- Their preferred exchange and completion timescales

Once an offer is accepted, we usually recommend withdrawing the property from the market for an agreed period. This allows the buyer time to instruct solicitors, arrange surveys and progress the purchase. If progress stalls, we'll advise on next steps, including re-marketing if necessary.



Exchange of contracts

The period leading up to exchange can feel slow and frustrating for everyone involved. Having documentation prepared in advance can make a significant difference. It's also worth remembering that your buyer is likely feeling just as keen and just as impatient to move things forward.



Completion day!

When contracts are exchanged, a completion date is agreed. On that day, you'll provide vacant possession of the property, we'll release the keys to the buyer, and you can move on to your next chapter in your new home.



FHP Living Nottingham Office Network

West Bridgford Office

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

Nottingham City Office

No. 1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

T: 0115 841 1155
E: info@fhpliving.co.uk

