

LESLEY  
GREAVES  
estate & letting agents



The MODERN agent with TRADITIONAL values  
Sales



# ABOUT LESLEY GREAVES ESTATE AGENTS

In a modern world with new and progressive technologies we are embracing these advances to improve even further on the service we can provide to our clients.

Our team is located under one roof dedicated to working with you to either sell or buy a property.

The property market is changing and so has how we shop for homes. The internet has taken over how we search for our homes resulting in window displays generally no longer being required.

Our Gedling Hub is centrally based and the team are still able to welcome our clients to the office but with a difference. Our progressive approach will result in the best possible client experience for our clients.

We also have our administration office on a busy high street which has a strong position and presence in Mapperley, this office is dedicated to administration and is by appointment only.

We are a long standing business founded in 2006 and are immensely proud of our fantastic reputation and the team will be here to meet all of your property requirements for many years to come.

Lesley Greaves..... The MODERN agent with TRADITIONAL values!!!





# REASONS TO USE LESLEY GREAVES TO SELL YOUR PROPERTY

Lesley and all of her team realise that customer focus is absolutely vital to selling; together with the use of the latest technology. All of our colleagues have access to the latest software and are able to use this powerful tool to enable them to keep each individual homebuyer informed as soon as a suitable property comes on to the market.

We understand the service you require and as such we offer every client the opportunity to discuss any questions you have face to face, should you prefer, with a member of our team. We are here to help you through every step of the transaction even down to offering free advice relating to your next purchase whichever agent may be selling it.

Our experience allows us to communicate with the whole property chain you are part of including legal, financial, property professionals and fellow home movers; all of which help us to help make your move not only a successful one, but as stress free as possible.

Once instructed to sell your property we will arrange to take quality photographs, 360 degree tour and/or film a virtual viewing. We will also order a personalised For Sale Board, prepare an informative brochure complete with an energy performance certificate and a clear floorplan. Our incentivised colleagues will then match your property to their professionally qualified buyers and call them immediately.

As a valued client you can also choose to use our full accompanied viewing service which is offered to you exclusively at no extra charge. Our office locations allow us to cover an extremely wide geographical area covering the whole spectrum of property prices and styles. We offer extensive national and indeed global coverage of your property using platforms including Rightmove, Zoopla, Prime Location, OnTheMarket, Country Life and Lesley Greaves website as well as Facebook, Twitter and Instagram.

To find out for yourself just how our approach to selling and letting has proved so popular and successful simply instruct us to sell or let your home now!





# ACCURATE VALUATIONS



Marketing your property at the right price is crucial to achieving a successful sale. Our property appraisers have a wealth of experience, having worked in the locations they cover for many years; giving them an unrivalled insight into local property prices. Each appraisal is meticulously prepared for with individually tailored research for every property they visit.

During your appointment we will conduct an inspection of your property and gardens in order to provide you with accurate figures for marketing your home; this will also involve a detailed discussion of comparable properties and local house price history.

We will also explain our services and competitive fees. You will have time to ask any questions you have relating to any aspect of the moving process and will be left with a comprehensive marketing pack prepared solely for you.

Once on the market our colleagues will keep in touch with you, giving you regular updates including arranging viewings and subsequent feedback as well as general market activity. You will also have access to the appraiser who originally came out to your property should there be anything further you wish to discuss with them.



# AWARD WINNING SERVICE

Our sales fee offers you full comprehensive marketing to include:

- No sale, no fee\*
- Free EPC\*
- Virtual viewings & 360 degree tours
- Free floor plan
- Social media coverage – Facebook, Twitter and Instagram
- Accompanied viewing service
- Quality professional photos
- Regular marketing updates, feedback & advice throughout
- Proactive, incentivised & fully trained staff
- Members of The Property Ombudsman
- State of the art telephone system means we will never miss a call
- Comprehensive service tailored around you and your personal requirements
- Advertising on Rightmove, Zoopla, Prime Location, OnTheMarket, Country Life and our own interactive website Lesley Greaves
- Winners of multiple awards
- Excellent local knowledge with global coverage

Should you withdraw within our fixed term period there will be a withdrawal cost of £120.00 Inc VAT\*





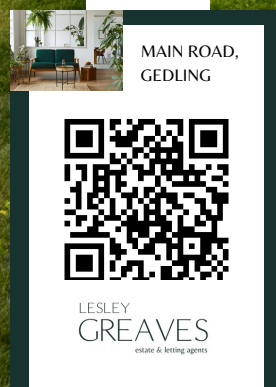
# GET 'ON BOARD' WITH OUR NEW FOR SALE BOARDS



LESLEY  
GREAVES  
estate & letting agents

**FOR SALE**

0115 987 7337  
sales@lesleygreaves.co.uk



Where required we provide a photo of your property on every 'For Sale Board' and a QR code which links directly to the 360 degree tour or virtual viewing.

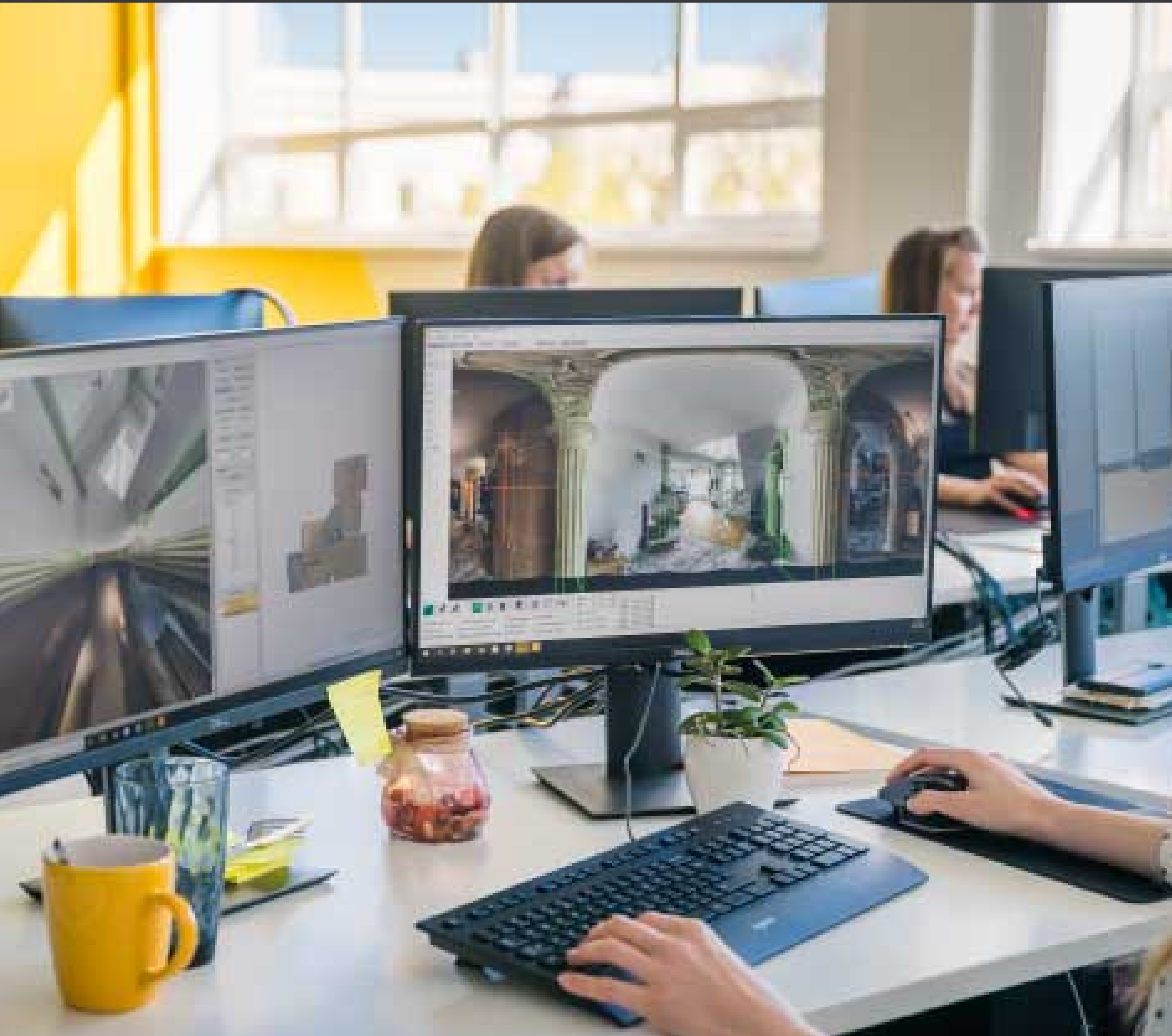
This gives all clients the opportunity to have a clear understanding before viewing.

Scan to  
take a look





# PROFESSIONAL PHOTOS



Beautiful imagery is an essential tool in your property listing armoury and is paramount to selling your property. Our 360 degree technology employs 96MP HDR photography to make your property stand out in the market place.

Quality photography can be the difference between potential prospects scrolling over your advertised property and clicking. To ensure we maximise the click through rate our package includes the professional editing.



# VIEWINGS

We realise how important viewings are, ensuring potential buyers have a good understanding of the property. We offer different ways in which they can view properties:

- Accompanied viewings
- Filmed viewings
- 360 degree tours
- Dual control remote viewings



# FILMED VIEWINGS

Our filmed viewings help to give a potential buyer an accompanied viewing experience without walking through the door. These are shared on our website, portal and social media.



**2 Bedroom Property Sold STC Breckhill Road Mapperley, Nottingham**

\*GUIDE PRICE £290,000-£300,000 \* Stunning 1930's Property \* DETACHED \* Internal Viewing Essential \* Refurbished To The Highest Standard Throughout \* Excellent Amenities Within Walking Distance \* Off Road Parking\* Enclosed...

Lesley Greaves

Scan to  
take a look





# 360 DEGREE TOURS

## Dual control remote viewings

As part of our new service we offer remote viewings.

We give the client the opportunity to take control of the viewing, this allows them to discuss particular areas with us and navigate around a property independently to help speed up your ability sell your property.

This works flawlessly for all parties, offering our client the best real-world experience when virtually viewing.

## Market leading virtual tours

Presenting properties in the highest quality is key to selling. Our 360 degree camera takes 270MP HDR virtual tours - the highest resolution virtual tours on the planet!



Scan to  
take a look





# ACCOMPANIED VIEWINGS

We know what works and know what our clients want. If you prefer we can conduct all the viewings on your behalf.

We understand you may know your property better than us. However, with our combined experience and knowledge we hope we can sell your property quicker than you could.

We ensure that we are available to conduct all viewings on your behalf which enables us to get honest feedback.

We offer out of office hours viewings where required, meaning we can be available for viewings 7 days a week. We arrange times to suit both the buyer and the client and we ask owners to be out, if possible, to help put the buyer at ease.

We will find out exactly what a client thinks about your property after the viewing to ensure we give you accurate feedback.

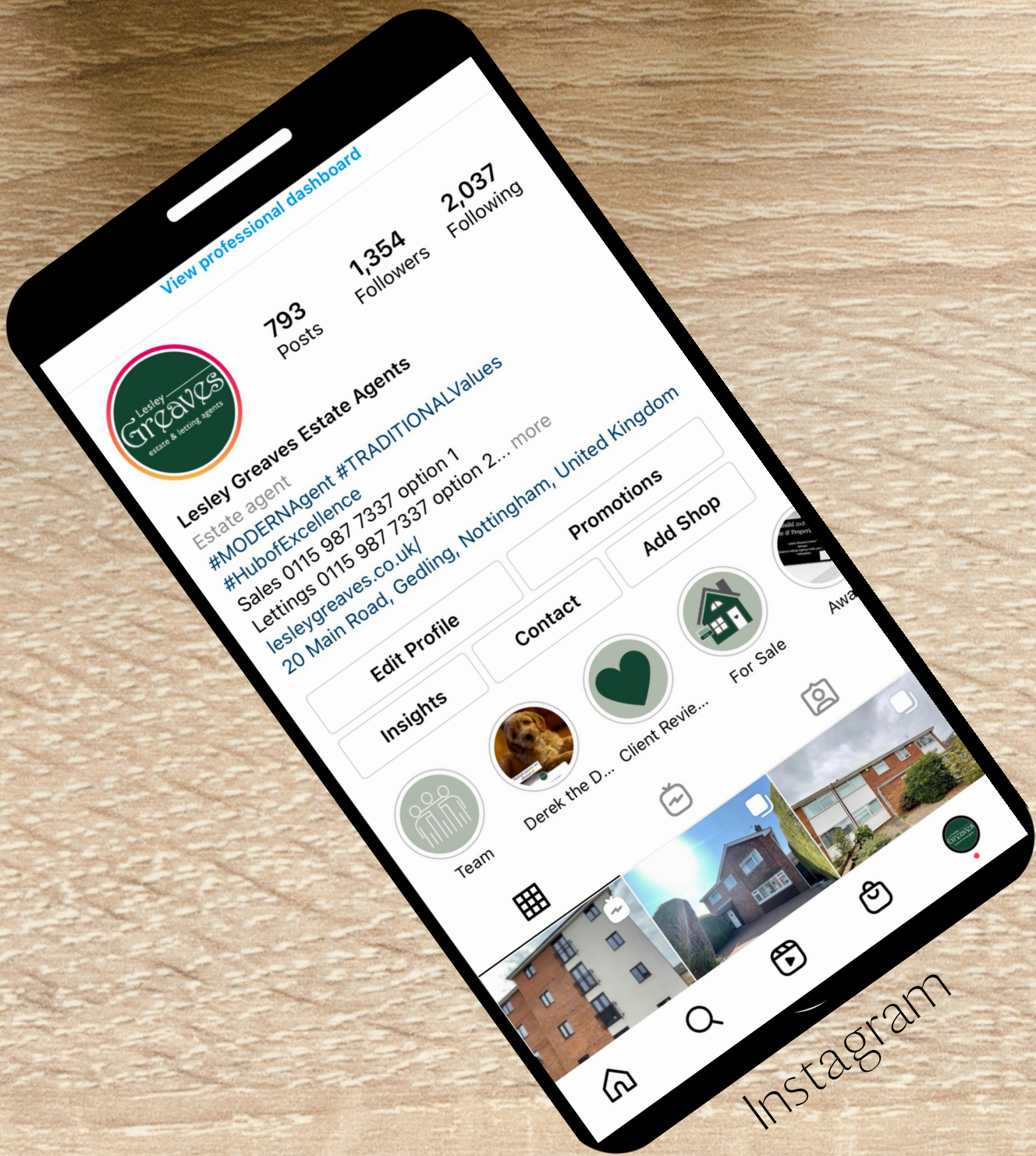
Feedback is essential in knowing that your property is being marketed and presented at its best.

Selling houses is about understanding client's requirements and knowing our properties well, this is what sets us apart from the rest, our expertise.





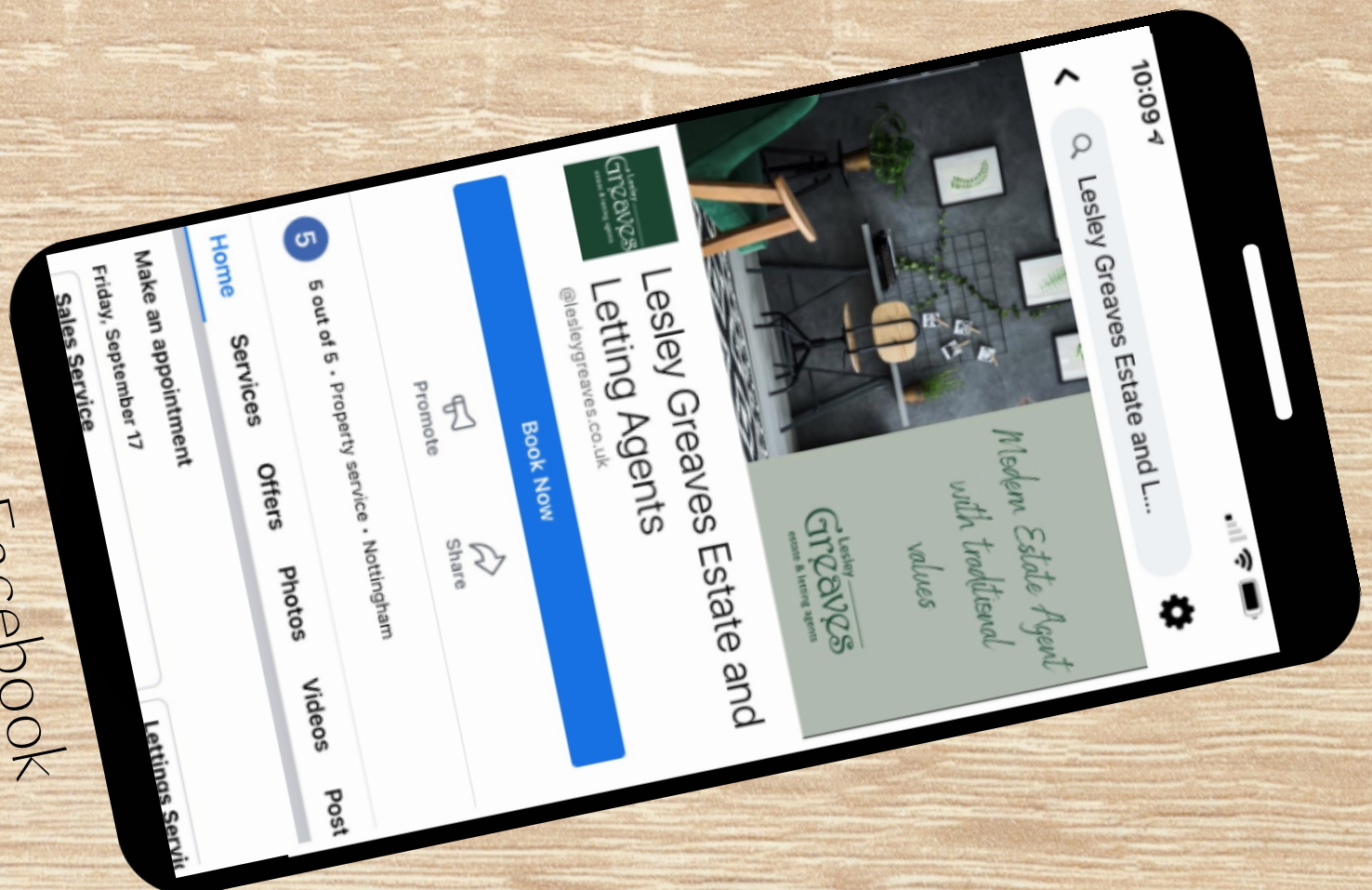
# SOCIAL MEDIA



Instagram



Twitter



Facebook

Every property we list will be posted on all our social media platforms!



# MODERN AUCTION

## How it works:

**Speed** – Fixed timescales for a transaction, with a completion within 56 days from when the contract is signed following the auction. This allows sellers and buyers to proceed confidently with all aspects of moving.

**Transparency** – This method process and bidding is visible to all involved parties. Buyers are provided with a detailed Auction pack on the property before the auction allowing them to make informed decisions.

**Security** – This method offers a completion rate of 95% compared to the current 70% rate of Private Treaty, with buyers paying a reservation fee or deposit at point of sale, providing all parties with confidence and peace of mind.

**Online** – We pride ourselves on our innovative technology which is why we offer bidding activity online 24/7, to suit the needs of today's busy buyers and sellers.

## Benefits to you

- You have access to a wider range of motivated buyers.
- You set a reserve price to ensure a minimum sale price giving a level of security that the property will not be sold below that value.
- A quicker sale of 56 days to complete gets everything moving quicker.
- Your buyer pays a deposit and signs an agreement providing more certainty vs. private treaty. Buyers are committed, so less likelihood of sale falling through.
- No sale, no fee.



Fee's  
starting  
from

0%



# FREE EPC\* & FLOORPLAN

An Energy Performance Certificate (EPC) provides detailed information about a property's energy efficiency, giving a rating on a scale from A to G.

The EPC also offers suggestions to improve your property's energy efficiency, potentially saving you money in the long term.

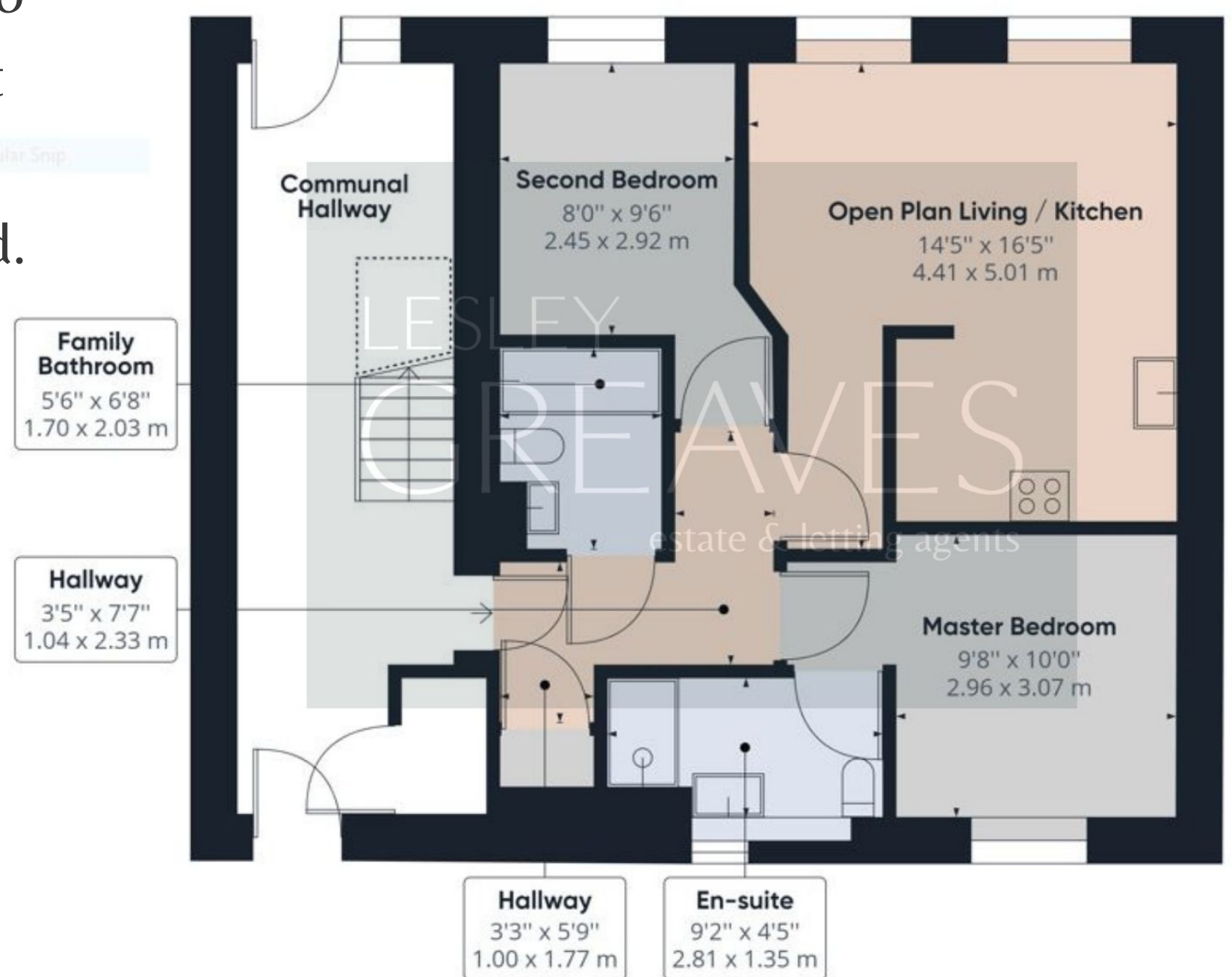
When selling a property in the UK, it is now a legal requirement to have a valid EPC in place before the marketing of the property begins. Your EPC needs to be ordered before you begin to market your home, and therefore available to interested buyers as and when required.

We offer you a free EPC\* for your property and arrange this on your behalf.

We also include a free floor plan which is essential in today's modern market, clients can see the layout of the accommodation at a glance.

Should you withdraw within our fixed term period there will be a withdrawal cost of £120.00 Inc VAT\*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		





# WHY OUR CLIENTS LOVE US

## TESTIMONIALS

To Lesley Greaves & Staff, Thank you for all you have done in the marketing of our bungalow, especially today with unexpected notice that a further survey was necessary. We are pleased that the sale and our move have proceeded so smoothly.

Carlton, Nottingham

I was tempted to use an online agency with no fee but opted for Lesley Greaves in the hope they really did know the local market. I was delighted to have sold our home for the asking price and this was thanks to Lesley Greaves local knowledge of the market including the properties for sale and the people looking to buy. This more than offset the fee. I received weekly updates of progress right up to the day of contract exchange.

Carlton, Nottingham

I would like to say a huge thank you to the team. Especially Jade and Melissa! Thank you for all your support and help with selling my property and for the constant reassurance you gave me. You were all so lovely and kind, even when I rang you multiple times a day! I'm sure you won't miss my voice! I highly recommend Lesley Greaves and will definitely use them in the future.

Carlton, Nottingham

Melissa at Lesley Greaves was extremely helpful with our sale. We were very impressed with her knowledge and exceptional customer service. She was a pleasure to deal with and we would not hesitate to recommend Melissa and the team at Lesley Greaves to anyone selling their property.

Caythorpe Nottingham





# MEET THE TEAM



Lesley Fry  
Director



Melissa Trussler  
Office Manager & Valuer



Jade Messom  
Sales Negotiator



Lisa Deabill  
Sales Administrator

With a combined experience of 75 years





Lesley Greaves Estate &  
Letting Agents  
20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Administration Office  
Lesley Greaves Estate &  
Letting Agents  
910 Woodborough Road  
Mapperley  
Nottingham  
NG3 5QR

rightmove 

 PrimeLocation.com

 OnTheMarket

Zoopla

 The Property  
Ombudsman

0115 987 7337 opt 1 [sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)