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Domestic Relocation Service

The **Domestic Relocation Service** consists of the following elements

This is a service dedicated to the needs of those moving within the UK across county borders or between regions. This service is not simply a search for a home but also a search for good schools, good access to transport links and leisure facilities.

Initial Consultation

We will arrange a meeting to discuss your requirements and to determine how we can tailor our services to suit your needs. If it is needed we will clarify our Terms and Conditions. We will gather information on the your property search so far, your requirements, your budget, where you are prepared to compromise and where a feature or location is an essential part of your brief. We will advise on the current market conditions and based on the information we have gathered we will put together a timetable and search plan. We will then present this plan to you and check that it truly reflects your requirements before proceeding with our search.

Initial Search, Collation and Presentation of Results

Having thoroughly understood your requirements we will explore all avenues to find you a home. We will use our contacts in the trade, talking to developers, agents and on occasion private individuals to gather information about properties being actively marketed and those about to come to the market. In addition we will carry out a comprehensive search of the traditional media and the Internet; here we find our local expertise gives us a clear advantage when determining the pick of the bunch. We will explore less obvious avenues in our search including local property auctions if it appears that this may be productive. We can normally complete this initial search within a week and the results are then sorted, assessed and presented in our findings and recommendations.

Viewings

We will carry out viewings on your behalf, liaise with agents and vendors to arrange viewings for you at your convenience and accompany you at your request. This enables us to advise on both the positive and negative aspects of each prospective property. We will carry out 10 viewings at no charge, should you



require more viewings than this extra charges may apply.

Continuing Search and Reviews

We provide regular updates on the results of our continuing search. This will normally take place as new properties come to the market. At monthly intervals we are to provide an update on current, local market conditions and when necessary an overview of the search to date. At suitable intervals we will review your requirements and using the information gathered continue our search with renewed focus.

Area Familiarisation Tours

These accompanied tours are an optional part of the service and are designed to help the client refine their search area. Through our knowledge of the area and its amenities we are able to give focus to your search and working with you we are able to target a particular location, often we are able to refine the search to a distinct area, a small number of towns or villages.

School Tours and Visits

We can accompany our clients on visits of the local schools and provide informal advice on their character, reputation and suitability. We can also provide advice on their academic records and reputation for pastoral care.

Local Rental Property Search Service

Included within this service, should it be necessary, is the search for a rental property. With rental properties there is often a need to move quickly when good homes come to the market. It is our aim to give our clients an advantage in their search through our long-term relationship with local agents. Our priorities when seeking a rental property are suitability, low maintenance, good value and flexible agreements.

Negotiation with Agents and Vendors

On request, and subject to a separate contract, we will carry out negotiations with the vendors and/or agents. This is where we aim to make our service self-funding. Most of our customers find themselves negotiating for a property a few times in a lifetime, our expertise in this area, knowledge of the marketplace and contacts normally mean that we are able to negotiate to excellent effect on your behalf.