



ASHFORD'S LOCAL PROPERTY EXPERTS

evolution properties

sales, lettings and management

EXCEEDING EXPECTATIONS EVERYTIME

WHAT WE DO TO GET YOU SOLD!

"Professional"

"Great service
from the whole
team."

"Friendly and
extremely
helpful."

"Always there if
we need any
advice or help."

"Service is
great."

"Very
Knowledgeable."

"Great
communication."

"Welcoming,
helpful,
informative and
very friendly."

"Always kept up to
date."

"Fast and
efficient."

"Very polite and
professional."



"EVOLUTION IS BIG ENOUGH IN THE MARKETPLACE TO BE TAKEN SERIOUSLY BUT HOLDS A FAMILY RUN BUSINESS ETHOS THAT MEANS YOU GET PERSONAL SERVICE BY STAFF THAT CARE."

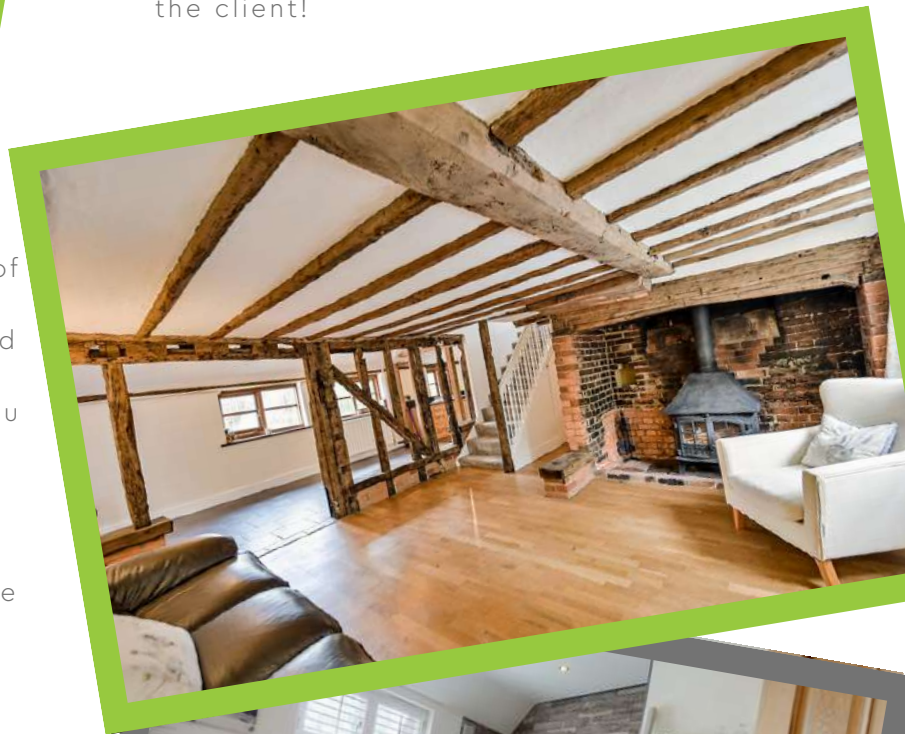
Sharron launched Evolution on the 4th January 2012 and with an amazing team around her, has always controlled and developed every aspect of the company without the usual restrictions of corporate management, financiers or silent partners.

It truly is a special, family run, independent agency, with the best team in the market supporting them and you, the client!

How can the team at Evolution help you with your property needs?

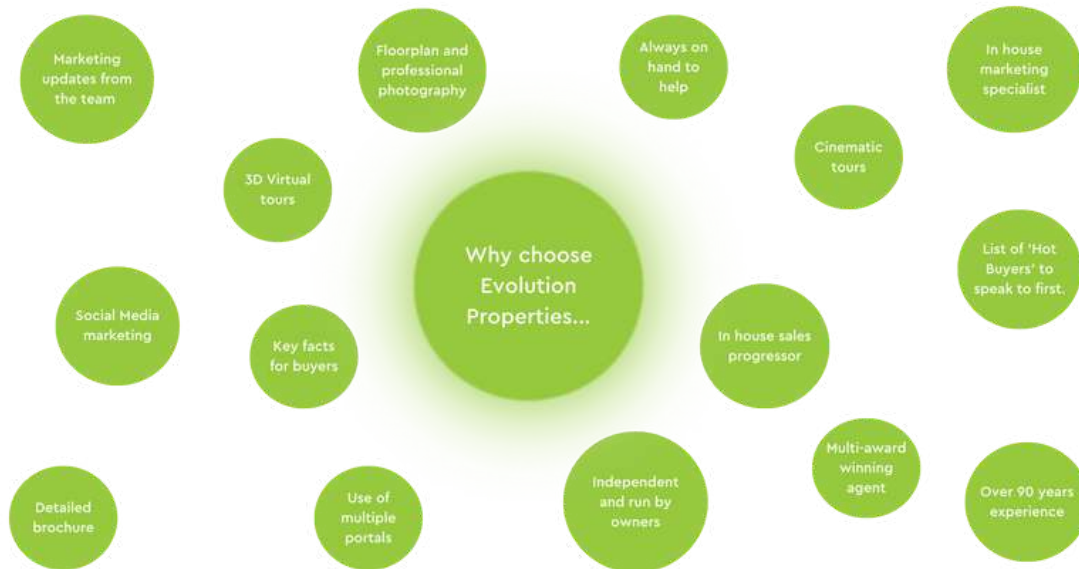
Our aim is to listen to your needs, it's really that simple. With over 90 years of combined experience between us, we know how to help you as the client and will always ensure we are on hand to guide you along the property path. You should expect that your agent has a comprehensive understanding of the area and the local property market, allowing them to provide exceptional levels of customer service that surprise and delight our customers time and time again - well that's Evolution in a nutshell.

This is your first step in finding out how we can help you with your move and we really look forward to talking with you about your needs and what you really want in your next property as well as what made you buy your current home. We really want to get to know you and your home.



What should I expect from my agent?

Selling or renting your home is a huge decision. Not only are there the practical things to consider like... "How much will it sell or let for?" "How much will it cost me?" "How long will it take?" ...there are also the emotional and physical demands that the process can place on you and your family. Your chosen agent needs to be there to help you through this process, and to take some of the difficulty out of the transaction.



Potential agent checklist:

- Virtual and video tours.
- Free social media advertising.
- Multi award winning agent including EA Guide award – top 3% in the UK.
- In house marketing specialist, sales progressor and lettings progressor.
- Detailed brochure available online with key facts for buyers.
- Over 90 years experience.
- Professional grade photographs and floorplan included.
- "My Area" online access allowing you to know what is happening 24 hours a day.
- Rightmove and Zoopla advertising included.





"A ROBUST RESPONSIVE DYNAMIC AGENT THAT REALLY PRESENTED OUR PROPERTY AT ITS ULTIMATE BEST. GREAT INTERACTION DURING THE SALE AND THE PURCHASE. A SLICK OPERATION"

I want to deal with someone who cares! Evolution was founded on the core beliefs that customer service and communication are the fundamental requirements to run a successful property business. We are not part of an unwieldy corporate chain or an out of touch franchised outlet, but an owner operated business with just one clear objective - customer satisfaction. It motivates us to care about every single thing that happens within our company and it inspires us to constantly improve our service which keeps us where we want to be.

Our fully trained team all work to ensure that you don't become just another client with another property. You are our priority at all times when we are dealing with your property. You can reach us during the usual office hours but beyond that, we will still communicate with you via email or even social media as well.

Did you know that for many years, we have supported local causes like charity events, football teams and more recently we have been involved with the "Park Farm Playground Project" with their regular litter picks, fund raising events. For every home that comes on to the market with Evolution in the Park Farm and Bridgefield areas, we donate £100 to this amazing cause.

We have also worked with Furley Park Primary Academy supplying their full sports kits and also helping out at their regular events like the "Summer Fete" and other great gatherings. If you have a child at the school, we donate 25% of the pre vat fee directly to the school and so far, we have presented dozens of cheques helping the school to have some fantastic extra equipment for the children to enjoy.

Awards are something we all enjoy getting as a testament to the hard work we put into whatever we are doing. There is no exception with this at Evolution and having won multiple British Property Awards for Lettings and Sales for a number of years in a row, we are particularly proud of our latest award presented by the "Best Estate Agents Guide" which placed us in the top 3% of agents in the whole of the UK. These awards really show that our skills with dealing with customers whether letting, renting, buying or selling make us stand out from the crowd and show that we want to look after your property and potential customers.



**How will my property be presented?**

You only get one chance to make a first impression and we know how to make your home stand out. All our property particulars are produced to superior standards, giving comprehensive, clear and accurate representation. We take pride in taking the right photo so please do not be embarrassed if we want to help you finish that washing up or make the bed! We also include detailed floor plans that are proven to help secure quality viewings.

Our state of the art video and virtual tours allow everyone to view your home in near real time viewings. Your home needs to be shown on as many different platforms as possible and we ensure that it can be viewed anywhere in the world, from any device that has access to the web. As soon as your property is ready for the market, we will text, email and phone our extensive database of pre-qualified potential buyers.

These are clients that have expressed an interest in homes like yours, have a proven financial ability to proceed with a purchase and are in a position to do so.

Alongside this we will begin the process to get your property advertised on the UK's leading property website, Rightmove, as well as through our own website and social media platforms such as facebook and Twitter. Whilst many agents will charge a fee for promoting your home on the social media platforms, at Evolution we understand the importance of utilising these medias to ensure your home receives the maximum amount of exposure. We even have an in-house, experienced marketer who will ensure that your home isn't just placed on to the market, it's made to stand out so that we make sure as many people as possible know about your property. We have also introduced Matterport tours, whereby your property will be presented as a dolls house view, perfect for virtual tours.



**Can you sell my property at the best possible price, in the desired timescale?**

We will achieve the best possible price for your home by getting things right from the start. We will value your property using our local database of sold properties and extensive experience, to ensure we advise you of the most suitable price to begin the marketing of your home. We will take the time to talk to you about your house move and find out about your needs and expectations. We never forget that the whole buying and selling process must fit with your requirements and not around what our business needs to fulfil its targets. Your next home is as important as your current one and we will work hard to help you secure that.



We will gain feedback about your home from viewings so that we can ensure we are maximising each and every opportunity and keep you updated. We also analyse marketing updates from Rightmove, Zoopla and social media so that we can advise you on how your home is performing on the open market. You will be looked after by everyone in the Evolution family from day one and receive regular contact from us.

What happens if I have a buyer and can't secure a new home?

Don't worry, we will control your buyers timeframe and if they can't fit in with your needs, we will look for a new buyer for you that will.

I have found my perfect home but can't secure a buyer?

Not a problem, our amazing marketing techniques and equally superb team, know how to increase the response level for your home. All team members know how to discuss the way forward with your home and never forget that you are the client.



**What happens when I have a buyer?**

We will ensure you are kept fully informed of any sales negotiations and that all purchasers are financially qualified, chains checked and expected time frames are agreed. You will be given direct access to your "Personal Sales Progressor" who is based in our office at Evolution and who will ensure that all parties are kept up to date as often as possible.

"Experience tells us that one of the main reasons for a sale falling through is lack of information up and down a chain, which causes stress and anxiety".

This is why we carry out all of the necessary checks at the very start, even right back to the initial point of viewing, and ensure that we communicate every piece of information with you and the relevant parties.

Once you are ready to exchange and complete, we will ensure that keys are where they are meant to be, so that you can quickly and easily move in to your new home, whilst we look after your existing one

We are here to help every step of the way.

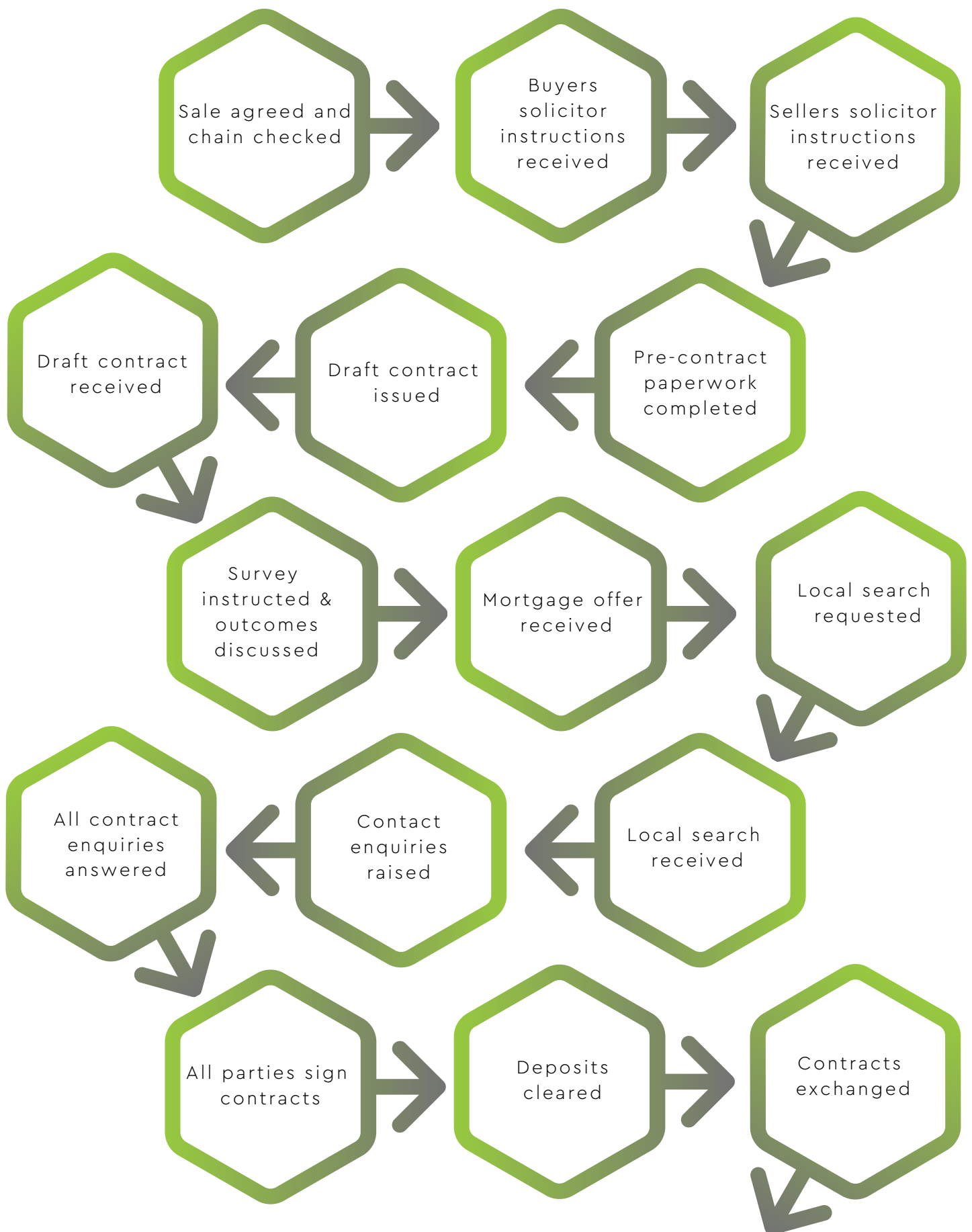
Help...I keep missing out on my dream home?

The dilemma – You want to move home but every time a property comes to the market that you are interested in, it is sold to a buyer in a stronger position, whilst you are still thinking about what you need to do to sell your own home! We know how frustrating this can be for our clients but we can help...

The solution – We get everything ready so that your property can be marketed at the touch of a button. We take photographs, create the video and virtual tours and prepare the Energy Performance Certificate (EPC) along with the floor plan as well as proofs for the brochure. You are then ready to go and if the right property comes along, our team of experts will market your property immediately and effectively to find you a buyer so that you can make an offer on your dream home as quickly as possible.

This is an extra service but with no extra charge.





COMPLETION

What else do we offer?

Having built our business from the ground up, relying heavily on priceless 'word of mouth' advertising from our thousands of happy customers, we feel we are in an excellent position to offer the best advice and support to any client, whether it's their first home or their last.

Financial Advice

We have our fully qualified, experienced mortgage broker's who have access to a whole host of available products. They are able to advise on mortgages, protection and general insurance, and are happy to meet face to face and discuss whatever your needs are.

Legal Services

In addition to the normal Estate Agency services, we work closely with a selection of local solicitors who provide an unparalleled legal service for sellers and buyers alike, with competitive fixed fees on a 'no sale, no fee' basis and dedicated customer service and online sales progression tracking.

Manual Labour

Do you need a few jobs completing; painting to do, broken garage door to repair, garden overgrown? Just ask one of the team who will put you in touch with one of our trusted tradesman partners.

Investment Opportunities

If you are looking for your first investment property or simply just wishing to add to your portfolio, please contact us and we will be delighted to advise and assist you.

Landlord Services

Perhaps you are a current landlord looking to sell with tenants in situ, or looking to take a step back and let an agency manage your lettings portfolio. Whatever your need, Evolution is the agency for you.



BRITISH
PROPERTY
AWARDS



GOLD WINNER

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We hope this guide has been useful and informative. If you require any further information or wish to make an appointment, please do not hesitate to contact us on 01233 501601 or email ashford@evolutionproperties.co.uk.

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