



A Guide to a Stress
Free Property Sale
when Relocating

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A GUIDE TO SELLING A PROPERTY DUE TO RELOCATION



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Welcome

Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped hundreds of clients relocate.

If you're moving home, you've probably got a lot on your plate.

From selling your current home to finding another property, meeting your job contract start date, researching schools and local amenities in your new area, and much more. There's so much to consider.

By working with us, we hope to take some of that stress away. We've got the experience and know-how to sell your current home as quickly as possible and for a premium price, and with the least amount of stress. This ensures you can focus on what's most important, settle into your new home, and start a new chapter in your life.

The largest independently owned and operated agent in Bassetlaw, we know what sells and have a substantial database of buyers to target.

After reading this guide, you may find it helpful to go get some further advice which is tailored to your requirements.

Please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

Mark Nicholson



Things to Think About When Relocating

We understand that when relocating, it's not just selling your home and finding a new property that you've got to think about. Uprooting yourself and your family is a BIG decision. So, here are some things to think about before selling up.

Is this right for you?

Whether it's a completely new start or a change of scenery, the first thing you really need to ask yourself is whether the move is the right choice for you. Does the location suit your lifestyle? Your long-term goals?

It's crucial to consider all the factors and discuss the decision with your loved ones —after all, it might not just be you who's impacted. In today's post-pandemic world, where remote connections have become the norm, it's also worth questioning whether relocation is truly necessary. Explore alternatives, weigh the benefits, and ensure the move aligns with what's best for you and those around you

What's the new area like?

Before committing to a new location, it's worth spending some time in the area to see if you really want to live there. Visit local high streets, grab a cup of coffee, enjoy a walk in a nearby park, and consider staying in a local Airbnb.

Your downtime is important. So, take the time to see if you enjoy being in the area that could become your new neighbourhood.

Also, familiarise yourself with local transport routes and commuting times so you can widen your property search area, if necessary.

Relocating with kids

If you've got a family to consider, one of the first things you'll need to think about is schools or childcare. The Ofsted website is a great resource for finding schools. Always contact your preferred choice to see what their application criteria are.

In some places, you can apply directly to the school, in others you may have to apply via the local authority. Also, if you're moving during term time, applications may take significantly longer to be processed.

Remember, you'll need proof of your address to apply for a new school and if you haven't moved yet, that could be tricky. Check with the local authority to find out what documents you'll need.



Things to Think About When Relocating

Opportunities for Household Members

When relocating, it's important to consider the career needs of all household members who plan to work. Ensure the new location offers diverse employment opportunities across various industries to accommodate different skill sets. For those with specialised expertise, research whether the local job market caters to niche roles or industries relevant to their background.

By taking the time to assess the job market for your entire household, you can ensure that the move benefits everyone and supports a smooth transition to the new community.

Can you do a trial run?

A big move can feel very overwhelming, especially if you have a partner and/or kids to think about. It may be worth exploring the idea of a trial run. You could stay in temporary accommodation before making a permanent move, or perhaps live away from your family during the week and return home on weekends.

It's worth talking to your employer about this before you sign a new contract so they are aware of potential difficulties and can offer any assistance.

Get social

If a move is definitely on the cards, you might want to start building up a network in the new area. Facebook is great for finding local groups, especially if you're moving with a partner or kids and want to make new friends.

Connect with new colleagues. Having friends at work can make life a lot easier and if they live locally, they can offer great advice to help you get settled.



Ready to Relocate? Steps to Take Before Selling Your Home

Let's get your house sale moving!

While we believe we're the best agents to sell your home, we want you to be sure of that, too. So, here are six tips to make the sale of your home a bit easier before you relocate.

1. Agent Selection

Recommendations from family and friends can be helpful. However, most people only use the services of an estate agent once every few years. This doesn't give them a broad set of experiences from which to advise you. A lot can change in a short time. It's better to do your research.

Invite three different agents to come over to value your property. When they give you their opinion on the achievable price, ensure they back that up with evidence.

Don't be lured into a decision based solely on the highest valuation. It may be a vanity figure so the agent can hit their target for contracts signed. You might find that you're tied into a long contract but receiving poor service.

It can seem tempting to base your decision on the agent's fee. However, this is more often than not a false economy. An independent local estate agent, with a complete strategy and marketing plan, will often be able to achieve a higher final sales price.



2. Prepare your property

Before putting your home on the market, you may need to spend a bit of money getting it ready. Properties that are presented without any glaring problems (such as cupboards coming off hinges, doors that won't shut, wobbly and broken paving stones) are more likely to catch a buyer's eye.

The better your home looks before sale, the more interest you're likely to get when it's on the market. Clear away clutter (kids' toys, heaving bookshelves and similar items) and keep décor neutral. That way, buyers can really get a feel for your property.

Ready to Relocate? Steps to Take Before Selling Your Home

3. Time pressure

If your property still hasn't sold, keep calm, you'll get there. Unfortunately, there's no such thing as a guaranteed quick sale. So, you may need a Plan B. Can you afford to move into temporary accommodation before you commit to buying another property?

4. Legalities

Your estate agent will likely recommend a solicitor. They deal with solicitors every day so can give you the best advice on who has the staff to handle the work and experience with your type of property.

There are a few forms to fill in, so getting them done quickly can help keep things ticking along later on.

5. Budget

There are lots of costs associated with selling a property. While agency fees and lawyers can be paid once a sale has completed, you may need to budget for some extra costs. These might include: removal companies, storage fees, home clearance, repairs (to the property prior to sale), and travel.

It's important to keep these costs in mind and prepare for them beforehand, so they don't cause you financial worries at the time.

6. Explore all your options

Sometimes, relocating doesn't necessarily mean you have to sell your current property. Have you explored all the other options? Perhaps you can afford to rent a property in your new location and let your home out. This saves you hassle and generates another income.

Renting out your property is a great option if you're not totally sure about the area and want a Plan B. Renting out your home instead of selling it can save a lot of money in the event things don't work out. Remember, if you want to return home and have a tenant in place, you may need to wait until their lease term is up.



Reducing the Stress Involved

In our experience, the most difficult and stressful part of selling a property is the conveyancing process after a sale is agreed.

Over the last few years, conveyancing times have become longer and its now the norm for a transaction to take up to six months to complete.

The process is also unreliable with around 2 in every 5 sales agreed falling through and failing to go on to exchange contracts.

If this happens to you the financial cost and the loss of time can be significant.

But there is a solution - SecureMove

The SecureMove process significantly reduces legal conveyancing times and the chance of a sale falling through.

This is done by legally preparing our clients and their property with a Buyer Information Pack in advance of their sale being agreed and by putting a law society-approved reservation agreement in place, once a sale is agreed, to govern the terms of the sale.

Combining these two elements reduces the chance of a sale falling through from the national average where nearly 2 in 5 sales that are agreed fail to complete, down to just 1 in 20 and saves 6-8 weeks during the conveyancing process.

SecureMove makes property transactions quicker and reduces the chance of a sale falling through significantly - making the sale process smoother, less stressful and a more enjoyable experience.

For further information about SecureMove click on the logo below to be directed to the detailed e-book.



Your moving checklist

Below is an 11-point checklist to help you prepare for a sale.

- Once you are sure you want to move, call in three estate agents for valuations. Remember, seek evidence for any sale prices they provide.
- Don't just choose the agent with the highest valuation or cheapest fee. This is often a false economy.
- You'll need to instruct a conveyancing solicitor to handle the legalities of your sale.

So, you've instructed the agents and solicitors you feel are most capable and who you are comfortable with. What next? Start getting rid of the furniture and things you won't have room for or don't want or need. Charity shops, home clearance, and auction houses can help when having a major clear out.
- Get ahead with packing. Even though you may not have a move date yet, it's always worthwhile boxing up those items you don't use much.
- When you've accepted an offer and agreed on a completion date, get three quotes from different removal companies. Look for ones that come recommended and which are fully insured.
- Start finishing the food in your freezer ahead of the moving day.
- Remember to let all your bank, utility companies, and insurance providers know and arrange to have your mail redirected.
- Start getting quotes for insurance on your new property starting from the date you are set to complete the move.
- The day before the move, create an essentials box with any items you might need quickly when you move in. For example, kettles, cups, and tea and coffee always come in handy.
- On the day of the move, take any essential items or documents with you, such as medicines, passports, wallet/purse, keys, and glasses.

If you have any questions about this checklist or guide, we're here to help, so give us a call on 01777 808777 / 01909 492299 or send an email to hello@nicholsonsestateagents.co.uk

Why we can help you

Selecting the best agent to help you sell your property is a big decision, especially with so much already going on in your life. Here's why we like to think you'd be wise to choose us to work for you.

Experience

We've been helping the people of Bassetlaw buy and sell their property since 2019, collectively our team has more than 40 years experience, and during that time we have helped hundreds of clients to sell to relocate for work.

Marketing

With the largest following on social media of any estate agency in Bassetlaw, AI targeted advertising, presenter led videos and virtual tours we can offer the greatest level of market exposure in the district. Simply put - we place properties on more screens and in front of more buyers - giving you a better chance of securing a sale.

SecureMove

Selling a property is stressful enough without the worry of a sale falling through once you've found a buyer.

To reduce the chances of a transaction falling through, Nicholsons have introduced a solution called SecureMove, which reduces stress, significantly speeds up conveyancing times and makes property sales more reliable by reducing the fall-through rate dramatically.

See page 7 for further Info

Reviews



What can I say ?!!

I would highly recommend Mark and his team at Nicholson's Estate Agents; my house sold subject to contract in TWO DAYS of promotion and before going on Rightmove.

Mark's professionalism and knowledge of the business is without question. He leaves you feeling encouraged and assured that your house will sell if marketed at the right price. In addition his admin team keep you in the loop and update you on a regular basis on how your sale is progressing.

In my opinion they are a highly reputable company and go the extra mile for their clients.

My house sale is now completed and took 12 weeks from start to finish. I would strongly advise anyone to take Mark's advice when choosing a solicitor to act on your behalf.

Get in touch by using the contact numbers or email address below. Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.

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