

Home preparation guide

Helping you get the
best price for your
property.

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First impressions

Make sure when preparing your house to be sold it has great kerb appeal. A tidy garden or clean house is much more welcoming.

Emphasise space

Ensure the property is clutter free, putting away any personal effects, make sure floors and surfaces are all presentable.

Maximise light

Opening curtains, blinds and adjoining doors will mean that light can flow through the house making it much more appealing.

Decrease buyer worries

Minor repairs to walls, floors and features can make it easy for your buyer this may be better in the long run for completing the deal.

Smells Count

Prior to viewings open windows to allow fresh air into the property. Also taking pets outside during viewings can help with unwanted smells.

Security

For your own peace of mind when you know a viewing is taking place put any valuables out of sight in safe places. All our staff members are trained to ensure viewings are conducted in a manner where personal belongings are safe under our presence.

Viewings

Being flexible when it comes to viewings means that it is easier for your agent in regards to booking as many viewings as possible. Keep them informed should situations change in regards to times or days to avoid.

We know what we are doing

We pride ourselves on being good at what we do therefore we advise you to not show potential buyers around yourself.

Top tips for moving house

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Planning for the big move

Remember to book

Book a removal company and storage should you need it, by doing this it saves time and takes away the added stress should you have to book last minute.

Final bills

Provide utilities with final reading and help your buyers by providing details of the services the property is connected to.

Redirect your post

There is a charge for this but it is definitely worth it for the short-term, otherwise you will have to collect your post from your old address. Visit royalmail.co.uk for the appropriate forms.

Change your address

Remember notify your providers of water, gas, electricity, phone/broadband/TV, banks/building societies, council tax and DVLA that you have changed address.

Prepare to enable the fastest sale

Energy performance certificate (EPC)

This is a legal requirement when selling your home, having one before selling your house saves time for your agent.

Instruct a solicitor

We advise this is done before you advertise your home, make deeds and searches available; doing this could save time on the process once a sale is agreed.

Fixtures and fittings

Compiling an inventory of what will be included in the sale and what you are going to take with you for the buyer not only makes it clear for them it also can save time due this being expected later on in the process.



When you are moving house, try and refrain from moving EVERYTHING. The more you take, the longer the unpacking process will be not only that but you will end up overpaying to move it all. Factor in time to de-clutter your home before moving. Remember be ruthless and get rid of anything you don't need, wear ore use.

De-clutter

Begin by clearing out every cupboard in your house and then move onto the loft or basement. Sell unused items online and give unwanted belongings to charity. If you have unwanted furniture some charity shops can arrange collection free of charge.

Old mobile phones

Everyone must have tones of old mobile phones stored away in a drawer, but don't throw them away, there is numbers of companies who are willing to swap them for cash.

Unused goods

Think about all the unwanted or unused electrical goods that are in a box somewhere in your home, broken alarm clock those straighteners you bought when you were going thorough 'that phase' well now it is time for them to go, but wait. You may think it is easier to just throw them away, don't. They need to be recycled properly, contact your local recycling centre, alternatively your local council may have a collection service or local charity shop may accept good working condition items.

Planning permission advice

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Do I need planning permission?

When constructing new buildings, home extensions or major home alterations planning permission is generally a requirement.

If you're planning a loft conversion you will need planning permission if:

- Includes a roof extension or a dormer window that is going to extend beyond the plane of the current roof.
- The build makes any part of the property higher than the highest part of the existing roof.
- The build increases the volume of a terraced house by more than 10% or 50 cubic meters (whichever is greater).
- The build increases the volume of any other type of house by more than 15% or 70 cubic meters (whichever is greater).

If you're planning an alteration or extension you will need planning permission if:

- The build is nearer a road, footpath or other type of public access than the nearest part of the original building, unless there is at least 20 metres between the road and your extension
- The build is within 5 metres of another building belonging to your house
- The build is in a conservation area or is part of a listed building
- The build covers more than half the area of land around the original building
- The build overshadows a neighbour's window that has been in place for 20 years or longer.



Saving your money, whilst positively impacting the environment

Turn off those lights

Such an easy task, yet one of the most forgotten about things. By getting into the habit of switching off lights when you leave a room and you will not believe how much money you will save on your electricity bills.

Forget about standby

If it is not being used switch it off, you will be amazed how much electricity a gadget or TV uses when on standby, and much like turning off your lights turning off your electrical appliances will save you money on your bills.

Insulation is key

As well as keeping you snug and warm, home insulation like all of these short tips will save you money. Cavity wall insulation can take less three hours to install and within three to five years you will have recuperated the money spent on the venture. Also loft insulation could save around £60-£70 a year.

Solar power

Solar power allows you to generate your own income as well as your own renewable energy, solar power not only saves you money it makes you money as well as adding value to your property in the future .