

RADNOR MARTIN

LONDON & THE COTSWOLDS

A large, multi-paned window with a decorative vase of white roses on the sill. The window is set in a white brick wall and has sheer white curtains. The view outside shows a green landscape with trees and a building in the distance. The vase is a classic, fluted style, and the roses are in full bloom.

search agency

your property buying, selling & search agency



Buying or renting a property is a big decision and financial investment. Successfully sourcing the right property can be time consuming, expensive, and full of pitfalls. A Buying Agent uses their extensive market knowledge and contacts – often with access to ‘off market properties’ – to ‘precis’ this process, saving you time and ensuring your best interests are considered throughout. They act solely on behalf of you ‘the buyer’, researching extensively, negotiating hard and generally piloting the whole process from arranging surveys, liaising with your finance professionals, and undertaking the time-consuming processes such as conveyancing, organising removals, utilities, and sourcing schools. Buying a property involves a wide range of elements and we offer selected services to deal with all or one, depending on what you require. Our clients often find our services save them money due to the negotiations we undertake on their behalf. When you engage Radnor Martin as your search agent we will:

save you time

In the interest of saving your valuable time, Radnor Martin will be an essential part of your property journey. Once you outline your shortlist of features – from location, aspect, number of bedrooms, land, etc. – we will search on your behalf using your criteria. In a nutshell, we spend time researching and searching for the type of property you’ve got your heart set on so that you don’t have to – no more trawling online on your Saturday mornings hoping you’ll come across a ‘diamond in the rough’. We’ll do this for you. The countless hours you’ll save by hiring us will minimise your stress levels and maximise your chance of successfully finding the property you want – especially if

you’re buying from a distance or, from overseas.

provide access to a wider range of properties

The maxim ‘It’s not what you know, it’s who you know’ applies significantly to the property market. Enlisting our services will open you to a wider range of properties, exposing you to ‘pre-market’ or even ‘off-market’ homes that may never be advertised. We are privileged to have previews to new instructions before they’re widely marketed. This puts you in a favourable position, with access to potential properties unavailable to the wider public. If you’re looking to buy an investment property, this can be especially profitable in a hot market, as we obtain these opportunities at the first stages and gain an early advantage to secure your investment at a good price.

negotiate the best market price

When you’ve finally found your perfect property, you might think the negotiations will be easy, but the experience can be far more intimidating than you anticipated. We act on your behalf, without emotion, and can often negotiate more favourable terms for you as we are better able to keep our cards close from an “outsiders” perspective.

help you choose the best property

The additional advice and expertise we can provide will also help you make sure you’re not getting yourself involved with a property laden with pitfalls! While a property might seem perfect on the outside, we know what to look out for in terms of hidden issues that you might not otherwise recognise. We will also ensure the property you end up with is well-aligned with your specific wealth creation goals and investment strategies

help you avoid common mistakes

Purchasing property can be a risky venture. We will help by steering you away from making the most common mistakes throughout the whole process.

the next steps

If you are considering using a Search Agent we would welcome a meeting with you, ideally in person or via Skype/video link, to get a full briefing from you on your requirements. This is a complimentary consultation with Emma or Charlotte who will work with you from this meeting onwards. If you are based in the UK and local it can be extremely helpful if this initial meeting is held in your home or at a location to suit so we can get to know you and understand exactly what you are looking for in the context of your current home.

the search begins

Once we have a clear brief, we get straight to work approaching our extensive network of contacts, property developers and local estate agents to source and review all the suitable properties available in your desired locations. Remember we are very fortunate to have access to 'off-market' and 'pre-launch' properties. After reviewing all available prospects on your behalf, we will produce a short list of those that best match your requirements. From this we can arrange any viewings. This is the only time you will need to be present during the property search. Due to this thorough pre-screening approach, it is not uncommon for the ideal house or apartment is found on this initial viewing day.

the purchase process

Once you have selected a property, we will conduct all the negotiations for you, ensuring that we secure the property for the best price possible. When your offer has been accepted, we liaise on your behalf with the estate agents and solicitors; organise surveys and any other specialist reports that may arise from the survey; assist with your mortgage requirements, if necessary; and generally, oversee the exchange and final completion of the purchase, thereby ensuring that at all times the whole process runs smoothly, professionally and efficiently.

through to completion

We are also on hand to obtain competitive quotes for removals, storage and liaise with utility companies as necessary.

search agency fees

Buying a property involves a wide range of elements and we offer selected services to deal with all or one, depending on what you require. Our clients normally find our services save them money due to the negotiations we undertake on their behalf and the discounts we can achieve. Registration Fee is £750.00 plus VAT. This is payable on our instruction to act for you with your property search as a 'retained client' and is fully deductible from the success fee. This entitles you to a 6-month search period. Our Success Fee is 1.5% plus VAT The Success Fee is calculated on the final purchase price. This fee is due on completion of the transaction or 14 days after exchange of contracts, whichever is sooner.



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S



cotswold office

The Old Mill House,
Merretts, Mill, Woodchester,
Gloucestershire, GL5 5EX
01993 765115

london office

First Floor 85,
Great Portland Street,
London, W1W 7LT
0203 858 0035



office@radnormartin.com radnormartin.com