

ELDERS ESTATES



WELCOME

Elders Estates are a proud independent family run business based in Ilkeston, Derbyshire.

We are dedicated to offering an exceptionally high level of customer service, a level that we believe cannot be beaten. Our main aim is being able to give our clients the best possible results by using 21st century marketing strategies which include social media platforms, use of the UK's largest property portals and high-quality virtual 3D Tours, as well as the more traditional method of marketing having the prominent high street showroom which also allows customers to have personal, face to face service.

We pride ourselves on being members of the NAEA Propertymark, meaning we adhere to higher standards within the property industry and are regularly attending training seminars keeping us up to date with the current and important regulations.

It is important to us that we receive business from recommendations and referrals from clients who have used our services.



OUR HISTORY

'MODERN BUSINESS, TRADITIONAL VALUES'

The Elder family have been passionate about selling properties in Derbyshire since the 1940's. Shortly after the second World War, Major Bryan Elder started his career within the property industry in Heanor, trading as 'Bryan Elder Chartered Surveyors and Estate Agents' becoming a reputable household name within the local area. Later, he then expanded the business and became associated with Mr William Twells and Mr Peter Rose, becoming 'Elder, Rose and Twells' Estate Agents.

Bryan's son, David, started his estate agency career in Ripley, trading from his office on the Market Place. David then later joined forces with his brothers and ran the Elder & Twells branch in Ilkeston, where he was a very well-respected character within the local industry. His enthusiasm and keen interest in Agriculture came in helpful as this was a key part of his role within the business often selling agricultural land. David's son Andrew joined the family business in 2012, aged just 17, and by 2015 they launched Elders Estates.

Following in both his Fathers and Grandfathers footsteps, Andrew found his strong passion for property very quickly. Since then, he has been leading from the front, clients especially like the personal touch that Andrew brings to the business, being able to communicate with him from the initial valuation to the key handover, giving them the confidence and peace of mind throughout the whole process. Andrew has a keen eye for detail and strives to deliver the best service to every client he works with and as the third generation will maintain the traditional values the Elder family have offered over the years.



WHY US?

So, why should you instruct us to sell your property?

We know that selling your home can be stressful, that's why we pride ourselves on being a dedicated Estate Agent that specialises solely in residential sales, guiding you all the way through the process.

As your property will most likely be the largest asset you own, we strongly believe it is essential that the marketing material showcases your home in the best possible light to encourage the best possible price, which is why we work with a professional marketing team for all the properties we sell.

The homes we sell gain the same exposure as they would with a national agent, coupled with the kind of local know-how that national agents can only dream of. We know the area, the people and the market. We make the most of this local knowledge; it helps us understand the value of every home we sell – we then find the buyers who will see its value too.



eldersestates.co.uk

SOLD

SUBJECT TO CONTRACT

OUR KEY FEATURES

Rightmove & Zoopla Advertising

For Sale Board

Premium Listing on Rightmove

Social Media Advertising

Handling of Negotiations

Property Brochure

Sales Progression Support

Agent Accompanied Viewings

Professional Photographs

Floor Plans

Energy Performance Certificate

High Quality 3D Virtual Tour

No Upfront Fees



AUCTION

Buying and selling at auction is quick, secure and hassle-free.

We work with one of the UK's largest and most successful property auctioneers, so you can trust them to offer the best advice and look after your needs every step of the way. They offer a complete range of auction services, so whatever your situation, they have a solution and timescale to suit you.

Like ourselves, they know that selling a property is a big decision. They are therefore pleased to offer a complete range of property services so whatever your situation, their experienced and friendly team can offer you their honest advice and expertise to guide you through the process.

There are many advantages of selling your property by auction, it's flexible, quick and secure. You can choose the type of auction that best suits your circumstances, set your own timescale and with the purchaser either exchanging contracts or paying a reservation fee to secure the property, you know they are committed to their purchase.

If you would like more information with regards to auctioning your property, please let us know and we'll be happy to discuss this with you further.



MORTGAGES

We work closely with Ilkeston based financial advisors, who over the past 23 years have built a reputation for providing tailored financial solutions to meet the needs of families, individuals and businesses.

They are the friendly face of financial advice and between them they have more than 75 years worth of experience in guiding and supporting clients through life's financial journey. If you would like us to provide you with a quote for their services, please do not hesitate to get in touch.

What They Do

They offer advice across a broad spectrum of financial areas including mortgages, insurance, pensions, savings & investments and have access to some of the best products and providers in the market.

Mortgage Advice

Mortgages, it's what they've built their reputation on over many years. So whether you're saving for your first home, budgeting for your next, buying an investment property or simply looking to save some money on your existing mortgage, their team of experienced mortgage advisers are here to help with access to exclusive deals that aren't typically available on the high street.

As part of the Quilter Financial Planning network, they are able to search the whole of the mortgage market, often finding deals that aren't accessible on the high street, making them ideally placed to help you meet your mortgage goals.

Once they have gathered your initial information, they will analyse and research the market before presenting you with a bespoke solution.

They can help assist you in making the right financial decisions guiding you through the house buying process and supporting you along the way.

For further information, please contact our team and we'll be pleased to put you in touch.

The guidance and/or information contained within the website is subject to the UK regulatory regime and is therefore primarily targeted at customers in the UK.

Most Buy-to-Let mortgages are not regulated by the Financial Conduct Authority.

Bridging & Secured Loans are available by referral only.

Renshaw Wealth is a trading name of Lifetime Wealth Management Limited who is an appointed representative of Quilter Financial Services Limited and Quilter Mortgage Planning Limited, which are authorised and regulated by the Financial Conduct Authority. Quilter Financial Services Limited and Quilter Mortgage Planning Limited are entered on the FCA register (<https://register.fca.org.uk/s/>) under reference 440703 and 440718

SOLICITORS

Whether you require a solicitor for the conveyancing stage, or for any other property related reason, we can put you in touch with a local solicitor, based in Nottingham, who you can rely upon to provide you with quality, highly reliable legal advice with a very personal touch.

As one of the biggest law firms in the East Midlands, they can provide you with access to a comprehensive range of legal services – whether you are a business, entrepreneur, individual or family, throughout the region and beyond.

If you would like us to provide you with a quote for their services, please do not hesitate to get in touch.



eldersestates.co.uk

SOLD

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DID YOU KNOW..

We are the top rated Estate Agent on Google, in Ilkeston!

It is important to us that we receive business via recommendations and referrals from clients who have used our services.

You needn't take our word for it - **take a look at these recent testimonials**

MAX - VENDOR

A big thank you to the team at Elders Estates at the conclusion of our house sale. Great service from the outset, beginning with impressive use of technology for photography through to on-going dialogue as potential purchasers engaged. Andrew is a convivial, down to earth agent, and his knowledge and experience was much appreciated. I'll happily recommend - support your local estate agent!!!

JAKE - PURCHASER

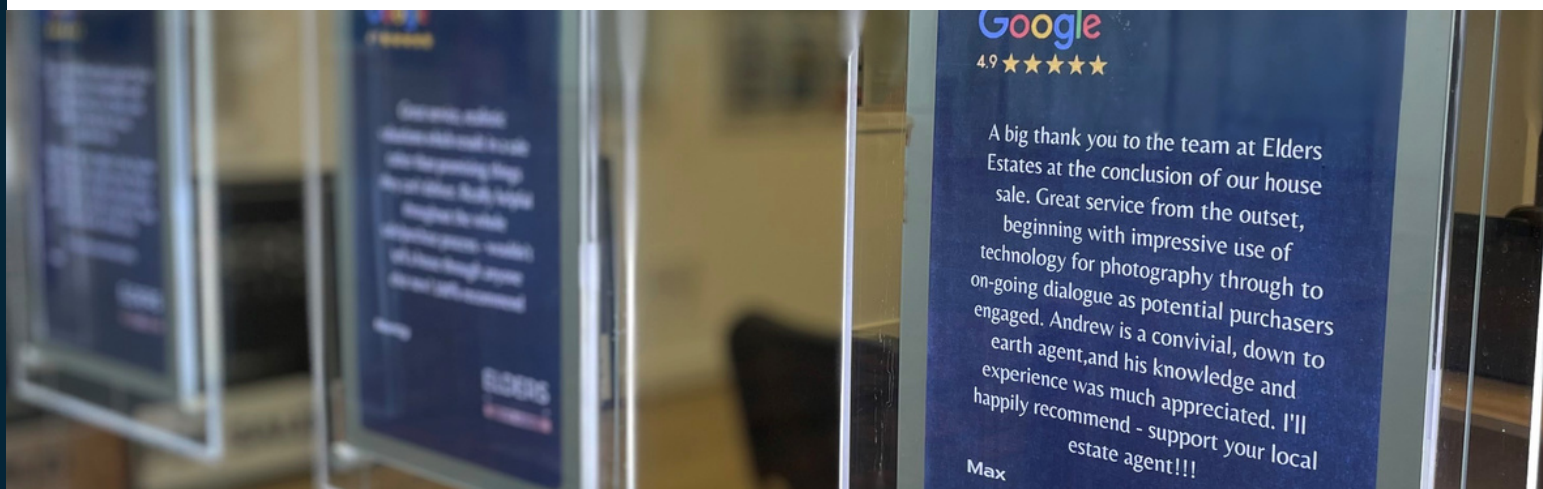
Myself and my partner purchased a house through Elders and WOW!!! Andrew is an absolute asset to the company. Communication between him and myself was very frequent, I was always being kept up to date. As first time buyers we were made to feel at ease. I would highly recommend Elders and would happily use in the future if needed.

LORRAINE - VENDOR

Elders sold our property within 10 days of it going on sale. We were very impressed with the quality of the photographs and the marketing advice given to us. More importantly, Andrew and his team kept us informed of the progress of the sale, answered telephone calls and emails promptly and spent time chasing the solicitors when there were some issues along the chain. They know their local market and they know their clients. We were very pleased with the service from them.

EMMA - VENDOR & PURCHASER

Andrew was an amazing estate agent for us, he followed us every step and I would recommend him to anyone! He communicated with us very well via email or phone and would chase requests up quickly. He was honestly just amazing during the whole process and made the buying/selling process so much easier. Thank you Andrew and his team!



FAQS

How much commission do you charge?

Our commission rate is 1% + VAT, with a minimum fee of £1750 + VAT

Do you charge an upfront fee for the professional marketing?

No, there are no upfront fees payable.

Can I withdraw my property from the market if I change my mind?

Yes, you can but if you do decide to withdraw your property from our services, a fee of £250.00 + VAT would be payable.

Will you carry out the viewings with any potential buyers?

Yes, we would be pleased to carry out any viewings at your property, if required.

Will you list our property on Rightmove & Zoopla?

Yes, we will list your property on both of the UKs largest property portals.

Can you recommend a solicitor to carry out the conveyancing?

Yes, we recommend one of the biggest law firms in the East Midlands, that can provide you with access to a comprehensive range of legal services.

Can you recommend a financial advisor?

We work closely with Ilkeston based financial advisors, who over the past 23 years have built a reputation for providing tailored financial solutions to meet the needs of families, individuals and businesses.

Is a 'For Sale' board essential?

No, 'For Sale' boards are completely optional but we do recommend them to help maximise exposure.



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