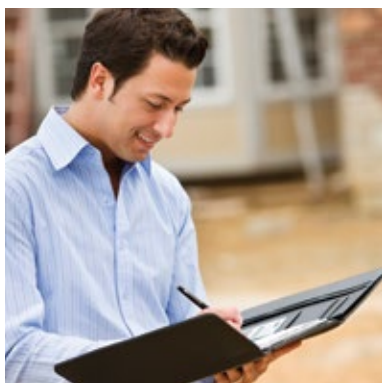
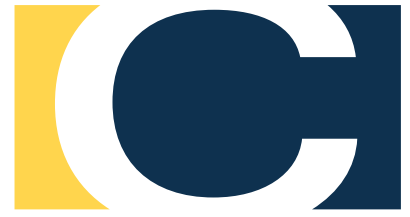




Experienced, efficient property professionals







Welcome

Cauldwell Property Services are one of Milton Keynes' leading independent Sales and Lettings Agents with an outstanding reputation for excellent service and local knowledge.

Cauldwell enjoys a prime location in the very heart of Milton Keynes, we are situated within the vibrant Vizion development adjacent to Sainsburys and opposite 'the Hub' where retailers include Brasserie Blanc, Las Iguanas and Zizzi.

Cauldwell is a LOCALLY OWNED estate agent established in 2004, the team have over 200 years combined experience dealing with the local market.

Outstanding media coverage.

When we place your property on to the market, your home will be comprehensively marketed through our affiliated websites and social media.

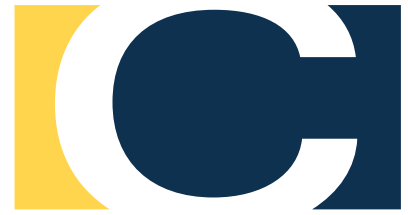


www.cauldwellproperty.co.uk



You can relax knowing you're in safe hands with
Cauldwell as every detail is covered.





Knowledgeable local experts to guide and advise you.

Trained professional staff

All Cauldwell Property Services staff receive ongoing professional training. We are fluent in all estate agency legislation and practices to ensure you receive the best possible advice and service. From the initial market valuation through to the completion day, you will benefit from our expertise.

Customer care

We care about you and the services you receive, we promise to update you with feedback from every viewing arranged on your property.

Once a sale is agreed you will benefit from the expertise of experienced senior members of staff who will monitor the progress of your sale right through until the day of your move.

In house mortgage department

The Mortgage Store is a firm of professional Advisors who specialise in all types of secured borrowing. They have access to the whole of the market and with that comes the choice of the "best" schemes available for purchase, re-mortgage and "buy to let" whatever suites your personal circumstances. They can also provide you with the expert protection advice including essential Life Assurance, Critical Illness, Accident and Sickness Insurance as well as Redundancy Cover and Contents Insurance. The Mortgage Store do not charge an advice fee.

You can meet them at their office within Cauldwell Property Services or they can arrange to see you in the comfort of your own home. Your home may be repossessed if you do not keep up repayments on your mortgage.

If you would like to find out more about the range of mortgage solutions and protection policies they have available, designed to help you save time and money, simply contact them on: 01908 304480.



Our standards of service and commitment to our clients is always our highest priority.



Built on firm foundations

Established in 2004 Cauldwell has built a reputation for exceptional customer service and vast knowledge of the Milton Keynes area which has made us one of the most trusted agents in the heart of Milton Keynes.



Central Property Showroom

We enjoy a prime location in the very heart of Milton Keynes, we are situated within the vibrant Vizion Development adjacent to Sainsburys and opposite 'The Hub' in Central Milton Keynes. Our 30 members of staff all occupy the ground floor space within our office with the first floor allocated to the Mortgage Store. With convenient parking and a relaxed reception area clients will feel at ease visiting our property showroom.



Experienced Staff

Our staff are highly trained property professionals and receive ongoing professional training. We are all fluent in all Estate Agency Legislation and Practices to ensure you receive the best possible advice and service.



Elevated Photography

The benefits of elevated property photography can make a big difference to the view, not just a service for the grand properties, but also for smaller properties that may have a great rear garden or even a stunning countryside view which you would like to capture in all its glory.



Professional photography

With our quality photography we ensure superb presentation in all media, making your home stand out from the competition.



Professionalism with reassurance

Cauldwell are members of The Property Ombudsman and a licensed member of ARLA (the Association of Residential Lettings Agents) these memberships provide sellers, buyers, tenants and landlords with an assurance that they will receive the highest level of customer service and protection.



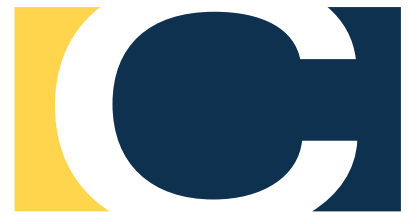
Independence Means Performance

We are locally owned company led from the front by Directors Jason Holmes, James Vintner and Wayne Murphy. We cherish our independence because it motivates us to care about every single thing that happens within our company. It inspires us to constantly improve our service and that keeps us where we want to be - at the top of our game.



360 Degree Tours

Our 360 Degree tours will help you showcase your property to attract more customers and stand out from the competition. A virtual tour is a key research tool for any perspective buyers as it allows them to refine their search more easily and make an informed decision about your property. Most virtual tours are proven to save time and hassle with wasted viewings and are a vital tool for the modern marketing requirements.



Extensive internet marketing

Our website allows a great deal of interaction between house hunters and your property with features such as floor plans, multiple photos, virtual tours, full colour brochures, local information and more. We are also listed on in excess of 20 websites including the major property portals; rightmove.co.uk, primelocation.co.uk and zoopla.co.uk.



3D floor plans and EPC

We provide a 3D floor plan and EPC for your property, making it easier for potential buyers to visualise the layout and assess the energy efficiency rating.

We have our own in house energy assessor who will complete the EPC for you, one less job for you to think about.



No sale no fee policy

Unless we sell your house at a price you're happy with, we won't charge you a penny. With no hidden costs, you'll have peace of mind that instructing Cauldwell you'll sell your home for the best possible price, to the best possible buyer.



The mortgage store

Take advantage of independent mortgage advice from The Mortgage Store. We will search the whole market on your behalf and find the best mortgage deal for your situation.

Premier Homes



Exclusive premier homes marketing

Presentation of premier particulars and extensive advertising for our Premier Homes.



Alto Customer Portal Features:

Property Marketing

Get access to all your property marketing activity, including the number of times it's been viewed online, so you'll know how your property is performing.

Viewing Feedback

With PropertyFile you get access to all your viewing feedback, so you can see how you could make small changes to help the sale of your property.

Manage Offers

View the offers received on your property, who the offer came from and the bid amount, to help you make informed decisions on the sale price of your property.

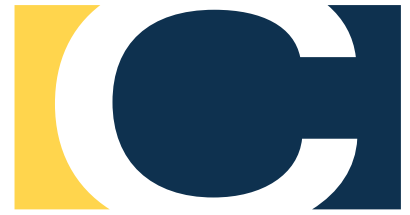


Customer care

We care about you and the service you receive, therefore we promise to update you with feedback from every viewing on your property. When we have agreed a sale on your home you will benefit from the expertise of James Vintner, Sales Director and Bradley Dye, Sales Manager, who will progress your sales.

Our exclusive professional photography
make the perfect first impression.





Attention to detail and presentation generates maximum exposure.

With our distinctive approach to promoting premier homes we can generate the right buyers within the marketplace.

Presentation and timing are paramount. Our specialist 'photographers' are trained to take professional photographs including elevated photography, 360 Degree tours and produce 3D floor plans.

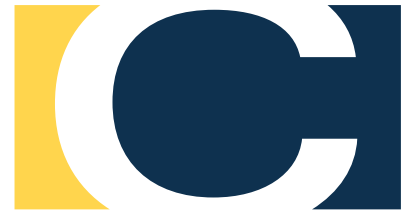
Our premier homes clients also benefit from exclusive presentation of property particulars with floor plans and extensive advertising within our premier homes department, accompanied with expertise from highly trained property professionals promoting your property.

Premier Homes



Independent and established means exceptional performance, communication and trust.





Cauldwell, a regulated local agent that exceeds expectations.

Lettings & property managements.

Cauldwell Lettings are one of MK's leading rental agents managing over 900 properties in and around the Milton Keynes area. Our landlords benefit from a locally owned company they can trust to deliver the service required for successful property management.

At Cauldwell we understand that a rental property is a significant asset and our aim is to make the process as stress free as possible. With our three tier management service, local contractor contacts, Rental Guarantee and Legal Expenses cover, three monthly property inspections and deposit protection we have you covered. Call one of our experienced experts today for a free no obligation market appraisal.

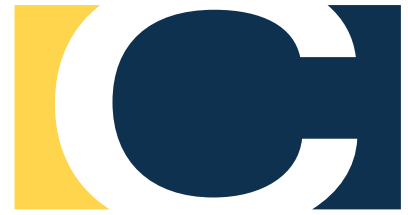
Ensuring the highest standard of landlord protection.

Every year, unlicensed agents cost Britain's tenants and landlords thousands of pounds because they don't have protective measures in place to **GUARANTEE YOUR MONEY**. There is currently **NO** mandatory regulation of letting and property management agents in the UK but rest assured Cauldwell are Licenced ARLA members (association of residential letting agents) which ensures: You are consulting with a qualified and trained agent who can give you professional up to date advice and guidance, Your money is **PROTECTED** by a Client Money Protection Scheme, You are dealing with an agent who follow a Code of Practice and Rules of Conduct laid down by their professional body, That your agent has Professional Indemnity Insurance and that your agent has a route to redress should something go wrong. With **FREE RENTAL GUARANTEE** and legal expenses cover available, Instruct Cauldwell Lettings today for total peace of mind.



From the negotiation to the completion we aim to make your move simple and stress free.





Buyers guide to a successful purchase.

Here is a guide to the buying process from start to completion:

Step 1 How much can I afford?

The first step to buying a property is to know your affordability limitation, we highly recommend you speak to an independent financial advisor to understand monthly payments on a mortgage and the deposit required. We have our own in-house Mortgage Advisor and can offer you a FREE MORTGAGE APPOINTMENT at your request.

Step 2 Register your details

Once you have confirmed the affordability you should register your details with us and as soon as a property comes onto the market we will email or phone you the details immediately.

Step 3 Viewing a property

To arrange a viewing simply call, email or visit our office in Central Milton Keynes and we will arrange a suitable time to arrange any viewings required.

Step 4 Making an offer

Once you find a property you want to purchase then the negotiation starts. Let us know the offer price and we will liaise between you and the vendor to agree a purchase price.

Step 5 Progressing the sale

Once an offer has been accepted you will need to speak to your mortgage broker to fill in your mortgage application form (if applicable) and pay any fee's required (survey fee etc). Around the same time you need to instruct a solicitor to act for you during the sale. We can arrange quotes for you if required from reputable local solicitors.

Step 6 During the sale

Your estate agent will contact you along with your solicitor to keep you updated of the progress, the average time to complete on a property is around 8 - 12 weeks.

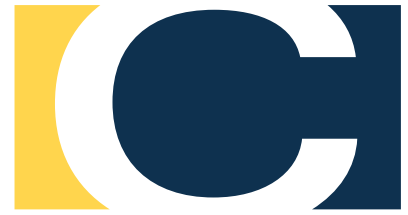
Step 7 On completion day

At some point during the day the solicitors involved with your sale will confirm funds have been received and completion will take place. Usually the house keys will be with your estate agent for you to collect as soon as completion has been confirmed.

Welcome to your new home!

You can rely on us to create more viewings for your home, ensuring the best possible price.





Sellers guide to a successful sale.

Here is a guide to the selling process from start to completion:

Step 1 Accurate valuation

Your aim should be to sell your property at the best possible price in the shortest possible time. Our expert valuers carry out valuations every day, giving us intimate and unparalleled knowledge of property values in your area.

Step 2 Selecting an estate agent

When choosing an estate agent, consider their opening hours, when they will be available to conduct viewings, their high street presence and what kind of marketing your property will receive. These are critical to obtaining the maximum exposure and price for your property.

Step 3 Instructing a solicitor

The successful sale of your property can be reliant on the instruction of an efficient and experienced solicitor. It is a good idea to do some research and make a decision before you put your property on the market as this will help to avoid delays.

Step 4 Presenting your property

First impressions count, making the presentation of your property critical to a successful sale. Consider the presentation of your rooms and try to declutter to make rooms appear larger.

Step 5 Marketing your property

To find your perfect buyer you need to give your property maximum exposure across a wide range of media. When you instruct Cauldwell to sell your property you will automatically benefit from our unrivalled, comprehensive marketing package.

Step 6 Accompanied viewings

Our longer opening hours are essential to maximise viewing opportunities for your property. Accompanied viewings also mean we can use our expertise to help sell your property.

Step 7 Receiving an offer

As soon as an offer is received and verified by our mortgage team we will notify you both verbally and in writing.

Step 8 Offer agreed

Once you accept an offer we prepare the memorandum of sale

- Write to all parties to confirm the agreed price.
- Ask you to confirm your solicitor's details.
- Your solicitor will send out a draft contract to the buyer's solicitor who will then carry out preliminary enquiries. At this stage you will also be able to agree on dates for the survey on your property, exchange of contracts and proposed date for completion.
- We will advise you and negotiate on your behalf throughout this process, keeping you informed every step of the way.
- There are no legal obligations until contracts are signed.

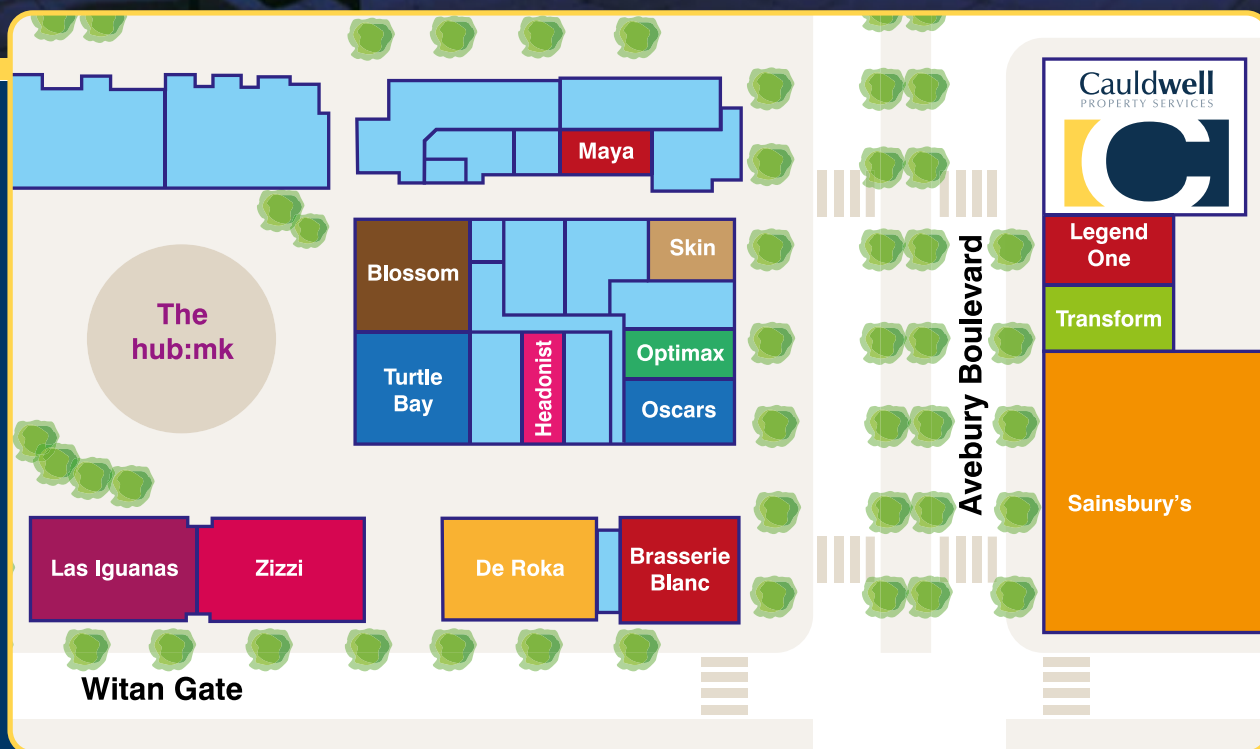
Step 9 Exchange of contracts

Exchange of contracts occurs when the following have been confirmed and agreed:

- Preliminary enquiries following receipt of draft contract, evidence of a good title, specific issues highlighted in the Lease, if applicable.
- Local search queries, fixtures and fittings to be included in the sale, the buyer's mortgage offer.
- Once the contract has been signed by both parties the deposit (usually 10% of the purchase price) will be telegraphically transferred or paid in the form of a banker's draft by the buyer's solicitor to your solicitor. The completion date is then set by mutual agreement.

Step 10 Completion

Congratulations, your property is now sold!



Sales & Lettings: 01908 304480
email: info@cauldwellproperty.co.uk
www.cauldwellproperty.co.uk

The Vizion, 350 Avebury Boulevard, Central Milton Keynes MK9 2JH