

Proud to be Better

We are an independent and professional company with a 'can-do' attitude covering all aspects of residential property and since 2004 we have been part of the North & North West London property scene.

With four offices, situated in Borehamwood, Finchley, Hendon and Mill Hill we are able to boast a very experienced and motivated team, providing both the expertise and extensive knowledge needed of the sales and rental property markets.

great people... great results



Selecting Squires Estates

100% of our clients would recommend us*

That's the overwhelming feedback we receive from the questionnaire responses that we ask all our clients to complete. With client relations at the heart of our business we take enormous pride in these statistics.

We recognise that we are judged on the level of our performance and we are committed to offering an unrivalled service that delivers first class results.

*Taken from data supplied up to date of print

great people... great results



Quality of service

We do things a little differently from other agents

Appreciating that our clients expect to receive regular updates, we operate a communication programme called 'Contact Thursday'; this means every Thursday (without fail) we will contact you to provide a progress update.

This might include feedback from recent viewings, confirmation of forthcoming viewings and information on surveyor appointments, to name just a few.

We also endeavour to accompany every viewing with the potential purchaser or tenant, whether it is early in the morning, late at night or on weekends.

If in exceptional cases we are unable to do so, we will inform you well in advance, providing the opportunity to postpone the viewing to a time when it can be accompanied by a Squires representative.

great people... great results



Understanding what you want

Maximising exposure for your property

A considerable proportion of property enquiries now originate from the internet, making it essential that your property receives maximum online exposure.

Our recently redesigned website www.squiresstates.co.uk receives thousands of hits from potential purchasers and tenants each week and this is down to the fact that we also employ a specialist company who manages our ongoing Google AdWords (ppc) campaigns and our Search Engine Optimisation (SEO).

In addition, all our available properties are advertised on the UK's foremost property portals including Zoopla, rightmove and primelocation ensuring that your property is marketed to a worldwide audience.

In today's world social media plays a large part in advertising and we aren't behind on this either as we are actively on Twitter and Facebook posting not only about properties but local news and updates about our company.

Of course traditionally advertising our properties can also be highly effective and to ensure the best possible coverage we list these in our bespoke lifestyle publication which we deliver across North and North West London.



Zoopla.co.uk

rightmove.co.uk



Google

www.squiresstates.co.uk



We do more to help

We recognise and understand that any property transaction can be frustrating, stressful and demanding on one's time. Squires is here to make your experience as smooth as possible and there are numerous things we provide to ensure this happens.

When placing your property on to the market, there is a legal requirement to provide an Energy Performance Certificate (EPC). We work in conjunction with a local provider who, in addition to supplying you with the certificate will also draw up a floor plan of your property and take professional photographs.

During the process you might require the services offered by advisory companies such as solicitors, mortgage advisors, surveyors, architects and structural engineers. We have excellent relationships with many, who we would be happy to recommend.

Once a buyer has been found, we don't stop there. We will continue to ensure the process is moving forward against agreed timescales and will assist by corresponding directly with the other parties involved.



Receiving our continued support

Giving back to the community we are passionate about

It's no surprise given both company directors and most staff members were both born and currently live in North & North West London; and with our four branches covering much of this area, we are highly passionate and proud of our community.

Therefore as part of our commitment to being a socially responsible company we are members of an Employee Volunteer Programme which aims to aid and support local community projects and schemes.

We have supported Belmont Children's Farm in Mill Hill, whose mission it is to provide access to the countryside and experience daily farm life in a natural, exciting and safe manner.

In addition we also support a local care home, Rubens House in Finchley, where we assist the carers in helping the residents of the home with their day to day lives and in the social activities the home provides on a regular basis.

Providing over 100 hours of hands-on support, the transformational power of volunteering is extremely rewarding, not just for the scheme but also for our staff. It's both motivating and inspiring, and we look forward to continuing to commit to other projects in the future.



Terms of Business

We are obliged by the Estate Agents Act 1979 to confirm our terms of business in writing. These terms of business are accompanied by a letter setting out our fees and expenses. In some cases the letter may vary these terms of business. We cannot proceed to market the property or incur expenses until we have received a copy of that letter signed by you confirming that you accept these terms of business.

SQUIRES ESTATES' FEES

Our fees will be calculated as set out in the accompanying letter as a percentage of (i) the sale price (including any allowance for curtains, carpets, furniture or other fixtures and fittings) or (ii) the sale price and any additional amount agreed with the purchaser for any fixtures and/or fittings or (iii) will be fixed in advance. The fee unless stated otherwise will include expenses.

Responsibility for payment of fees

The proprietor of the property and (if different) the person to whom the accompanying letter is addressed are jointly and severally responsible for and guarantee payment of all of our fees and expenses. The person to whom the accompanying letter is addressed is responsible for and guarantees all of our fees and expenses even if the property is held by a company.

Payment of Fees

1. Our fees become due for payment on completion of the sale and must be paid within 5 working days of this date. Prior to completion, your solicitor must confirm that they are instructed by you to pay our invoice out of the proceeds of sale and that they will not release any money until our invoice has been paid.
2. Interest will be payable on all overdue fees and will be calculated on a daily basis at 4% above the base rate of HSBC Plc and if it is necessary to use solicitors to recover fees, you will be required to pay any costs incurred on an indemnity basis.

BASIS OF AGENCY

We are prepared to act on your behalf on any of the following alternative forms of agency.

Sole Selling Rights

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, in each of the following circumstances:-

- a) If unconditional contracts for the sale of the property are exchanged in the period during which we have the sole selling rights, even if the purchaser was not found by us but by another agent or by any other person, including yourself.
- b) If unconditional contracts for the sale of the property are exchanged after the expiry of the period during which we have sole selling rights but to a purchaser who was introduced to you by anyone during that period whether by us or by any other agent or yourself with whom we had negotiations about the property during that period.

Joint Sole Selling Rights

You will be liable to pay remuneration to us in addition to any other costs or charges agreed, in each of the following circumstances:

- a) If unconditional contracts for the sale of the property are exchanged in the period (referred to in the accompanying letter), during which we and the joint agents have sole selling rights even if the purchaser was not found by us but by another agent (other than the joint agent) or by another person including yourself.
- b) If unconditional contracts for the sale of the property are exchanged after the expiry of the period during which we have joint sole selling rights but to a purchaser who was introduced to you during that period or with whom we and/or the joint agent had negotiations about the property during that period.

Sole Agency

You will be liable to pay remuneration to us in addition to any other costs or charges agreed, if at any time unconditional contracts for the sale of the property are exchanged with a purchaser introduced by us during the period of our sole agency or with whom we had negotiations about the property during that period; or with a purchaser introduced by another agent during that period.

Joint Sole Agency

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, if at any time unconditional contracts for the sale of the property are exchanged with a purchaser introduced by us during the period of our joint sole agency or with whom we had negotiations about the property during that period, or with a purchaser introduced by another agent other than the joint sole agents during that period.

Multiple Agency

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, if at any time unconditional contracts for the sale of the property are exchanged with a purchaser introduced by us, either directly or indirectly during the period of our multiple agency or with whom we or our sub-agents had negotiations about the property. We shall require you to supply the names of the other agents involved at the time of their instruction.

For the purpose of these terms of business a buyer introduced by us includes a nominee, assignee, associate, associated company (including any company in the same group as that company), associated person, relative or representative of the buyer introduced. An associate shall include (i) any individual or body(ies) corporate acting at the direction, with consent or upon the advice of the buyer or (ii) any third party sponsored by the buyer or with whom the buyer had an arrangement relating to the purchase of the property. An introduction will also be effected where a buyer approaches you direct as a result of our marketing and publicity.

TERMINATION

Our appointment will continue for the period specified in the accompanying letter. Our appointment will continue thereafter on the same basis unless terminated by either party giving the other 14 days written notice. In the absence of any specified agency period either party may terminate our retainer on giving 14 days written notice.

WARRANTY

You warrant that you are entitled to sell the property without the consent of any third party and if acting as an agent you have authority to enter into and abide by the terms of this Agreement.

DISCLOSURE OF INTERESTS

The Estate Agents Act 1979 requires us to disclose any connection which we (including our employees) or associates may have either directly or indirectly with either party. If you become aware of any such connection you should immediately notify us.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs) AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 (BPRs)

We are liable to prosecution if inaccurate or misleading information about the property is provided in sales particulars. You are therefore required to carefully check draft particulars and return them signed confirming their accuracy. We will not be able to start marketing the property until we have received that confirmation from you.

RELATED SERVICES

We are required by the Estate Agents (Provision of Information) Regulations 1991 to inform you that we may offer to prospective purchasers, banking, insurance, financial, estate agency and related services.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

It is a legal requirement to have commissioned an EPC before marketing of your property can commence. Squires Estates can arrange this on your behalf for a cost of £65 plus VAT.

VARIATION

These terms of business are not capable of amendment or variation without the written agreement of a Manager of Squires Estates Ltd.

NOTICE OF CANCELLATION

You have the right to cancel your contract under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 within 14 calendar days from the date upon which it was signed and confirmed that you wished Squires Estates Ltd to market your property.

If you wish to cancel your contract you MUST DO SO IN WRITING and ensure it is delivered to our head office; 181a Squires Lane, Finchley, London N3 2QS; or by email sales@squiresestates.co.uk. Any Notice of Cancellation is deemed served on the day that it is delivered, posted or sent.