

JP&Brimelow
ESTATE AGENTS

Why choose JP&Brimelow?

We are an estate agency with a difference.

Our dynamic team is a force to be reckoned with when it comes to selling property. Our reputation for industry knowledge and honest dialogue means we have new clients coming through our doors every day and, tellingly, regular repeat clients as well.

The property world has changed over the past few years, and we have grown right alongside it. Our professional advisors are both experienced and forward-thinking and they are committed to ensuring that our customers experience a seamless journey with us from start to finish.

JP & Brimelow Estate Agents is owned and managed by Eddie Ellis and we are proud to have built an independent agent which has become a cornerstone of the regional property landscape.

Whatever your objective, we can support you. Whether you are looking to sell a property, find your dream home, source a builder, or explore a new financial opportunity, we have the knowledge and expertise to help.

Eddie Ellis MNAEA
Owner



"Eddie is the exceptional property guru in South Manchester. He offers a bespoke, boutique service and is the local 'go to guy' for property."

"Amazing company! From day one we felt that Eddie was the most dynamic agent we met and were confident that he would get the best outcome for us."



Look for the logo



There is NO mandatory regulation of estate agents. The idea that 'anyone can become an estate agent' is not far from the truth.

Our estate agents join NAEA voluntarily to demonstrate transparency and ensure they are at the forefront of developments in the industry and to provide the very best moving experience to their consumers - they have nothing to hide! By using a NAEA estate agent consumers are guaranteed to be consulting with a professional agent who can give them up-to-date advice and guidance.



How we market your property...

Every property is unique and therefore we don't have a 'standard' marketing strategy, instead we create bespoke campaigns that are tailor-made for each property. These campaigns are crafted to raise awareness of each property's key assets while capitalising on local market conditions and trends.

Why our customers choose us:

- ♥ Independently owned since 1998
- 📍 Local knowledge throughout South Manchester
- 🏆 Multi-award winning team
- 🏅 NAEA Property Mark - Qualified team members
- 📷 Professional photographer & walk through video on all properties
- 👤 Anti Money Laundering onboarding process
- 📋 Choice of for sale board design
- 📞 Dedicated sales consultant as point of contact
- 📱 Bespoke social media campaign
- 🏠 Independent mortgage brokers
- 🔑 Accompanied viewings - with financially qualified buyers
- 🔑 After sales team - Sales Progression department with allocated point of contact
- 📖 Company lifestyle magazine with tips, properties and local business information
- ⚽ Support our local sports teams & community events



Social platforms



Professional video tours



Our website



Lifestyle magazine



Double fronted office



Moving house can be a stressful time, but at we aim to make your move as smooth as possible. This step-by-step guide offers helpful hints through the process of buying your next home.

1. Arranging your mortgage

Before you begin your property search, it is advisable to arrange your finances and, if required, have a mortgage agreed in principle. This will confirm how much money you will have to fund the purchase, which will ultimately influence your property search. We have a number of financial advisors who can help find the right mortgage for you.

2. Making an offer

Once you have identified a suitable property, we will put your offer forward to the seller both verbally and in writing stating any special conditions of the offer. You may need to demonstrate, if requested, that you are able to proceed (e.g. provide evidence of your mortgage agreed in principle). There are no legal obligations on either side until contracts are signed.

3. Offer agreed

Once your offer is accepted we will do the following:

- Prepare a memorandum of sale
- Write to all parties to confirm the agreed price
- Ask you to confirm your solicitor's and mortgage broker's details
- You will now need to instruct a solicitor to proceed with the conveyancing process and your mortgage broker to proceed with your application.

4. Instructing a solicitor

The successful purchase of a property can be reliant on the instruction of an efficient and experienced solicitor. It is a good idea to use a solicitor who knows the area that you're moving to and specialises in conveyancing.

We have a selection of tried and tested solicitors that are experts in property who we would be happy to recommend.

Congratulations, you are now the legal owner of your new home!

5. Conveyancing

As part of the conveyancing process your solicitor will do the following:

- Raise any enquiries on receipt of the draft contract from the seller's solicitor
- Request their own local searches
- Agree on a date for exchange of contracts

We will assist your solicitor and negotiate throughout the process, keeping you informed every step of the way.

6. Survey and mortgage offer

A survey of the property will be booked by a surveyor on behalf of the mortgage lender to identify any structural problems and advise on the property's value.

After the mortgage valuation report is received, a formal mortgage offer will be sent to you and your solicitor which you will need to sign before it is returned. There are no legal obligations until contracts are signed.

7. Exchange of contracts

Exchange of contracts occurs when all enquiries have been confirmed and agreed.

Once the contract has been signed by both parties the deposit (usually 10% of the purchase price) will be transferred from your solicitor to the seller's solicitor. The completion date is then set by mutual agreement.

8. Completion

Completion is when the residual monies (usually 90%) are transferred from your solicitor to the seller's solicitor's account.

We will release the keys once the money has cleared in the seller's account.



Looking for the right mortgage?

- Compare top mortgage deals
- Over 100 Five Star Customer Google Reviews
- We take the stress out of finding a suitable deal
- We will find the right mortgage for your needs and circumstances

Your mortgage is likely to be your biggest commitment, so let the team shop around to find the right deal for you.

Call us today on 0161 529 9110 or email info@bespoke-mortgage.co.uk

Your home may be repossessed if you do not keep up repayments on your mortgage. A fee may be charged for mortgage advice. The exact amount will depend on your circumstances. Bespoke Mortgage & Protection Services Ltd is an Appointed Representative of The Right Mortgage Ltd which is authorised and regulated by the Financial Conduct Authority. Registered in England and Wales. 11983178. Registered Address: 33 Chester Road West, Queensferry, Deeside, Clwyd, United Kingdom, CH5 1SA.

JP&Brimelow recommended suppliers



This months top tips to sell...

Should you repaint your front door to help sell your house?

This is actually a question we get asked more than you'd think. We talk to our vendors about how to help maximise the positive aspects of their home, and what aspect should be more positive than that first sight - the front door?

There was a time when if your front door wasn't black or white, your home would stand out in the street, and not in a good way, but now, it seems, individuality is a good thing!

Here are four colours you might like to consider when repainting your front door:

1. Forest green

Green is quickly becoming the new neutral, seen as a soothing colour, connecting us to nature. Choose black hardware, rather than brass or chrome.

2. Raspberry pink

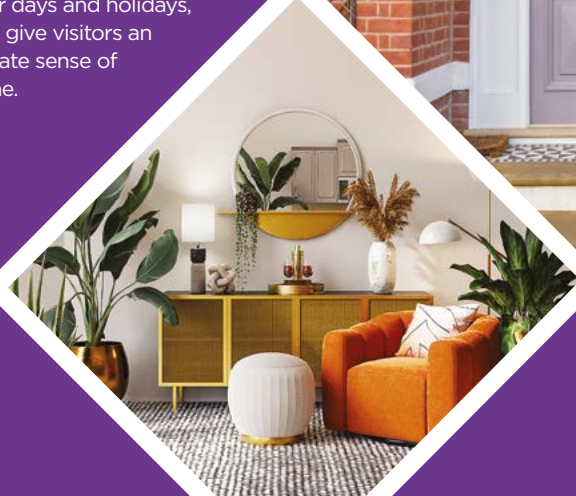
This joyful, vivid shade will send a strong message of a house well-loved, of individuality and happiness.

3. Rose pink

Soft, warm tones are gaining in popularity at the moment because they evoke feelings of comfort and security.

4. Cerulean blue

Think of the colour of the sky on a clear spring morning, before the sun gets too high and washes the colour out of it. A glorious blue will always invoke happy memories of summer days and holidays, and will give visitors an immediate sense of welcome.



Styling your bedrooms to help sell your house..

You will no doubt have heard that every home for sale needs a 'wow' room - the kitchen or the bathroom MUST knock viewers' socks off. Not so. In fact, these are the two rooms people are most likely to change first.

What people really want to know is - will I feel at home in this house?

And this is where a beautiful bedroom comes in.

Here are our top tips to create a luxe hotel feel in your master bedroom.

First, invest in some plastic boxes with lids and clear as many shoes as you can from the room. Box them up, stack them in the garage, or even in the car during those times you have viewings. Clear the dressing table of everything but a bottle of scent and a luxe magazine.

Hide everything you usually leave out, from hair brushes to lipstick, away in drawers.

You want your bed to look hotel-pristine, as if the viewer could simply throw back the duvet and climb in. This isn't going to happen if you present them with a wrinkly duvet cover, haphazardly strewn pillows and mismatching bed linen. Add a couple of scatter cushions (don't go overboard!) which gives an immediate hotel luxe look.

Take a look at your bedside tables. All they should contain is a lamp, an alarm clock and, maybe, a book. Make sure the bulbs in your bedside lamps are the same wattage and type. Before a viewing, switch these on, rather than the overhead light.

If you have an ensuite - declutter it to the max! Clear down the surfaces, make sure every inch of porcelain is sparkling clean, add a big, bold houseplant and pop a reed diffuser in there.

Home buyers buy in to a potential lifestyle as much as they buy in to a location and size of property. If you show them a relaxing, stylish and enviable space, you're half way to convincing them that your home is the one they want.

Houseplants can help sell your home..

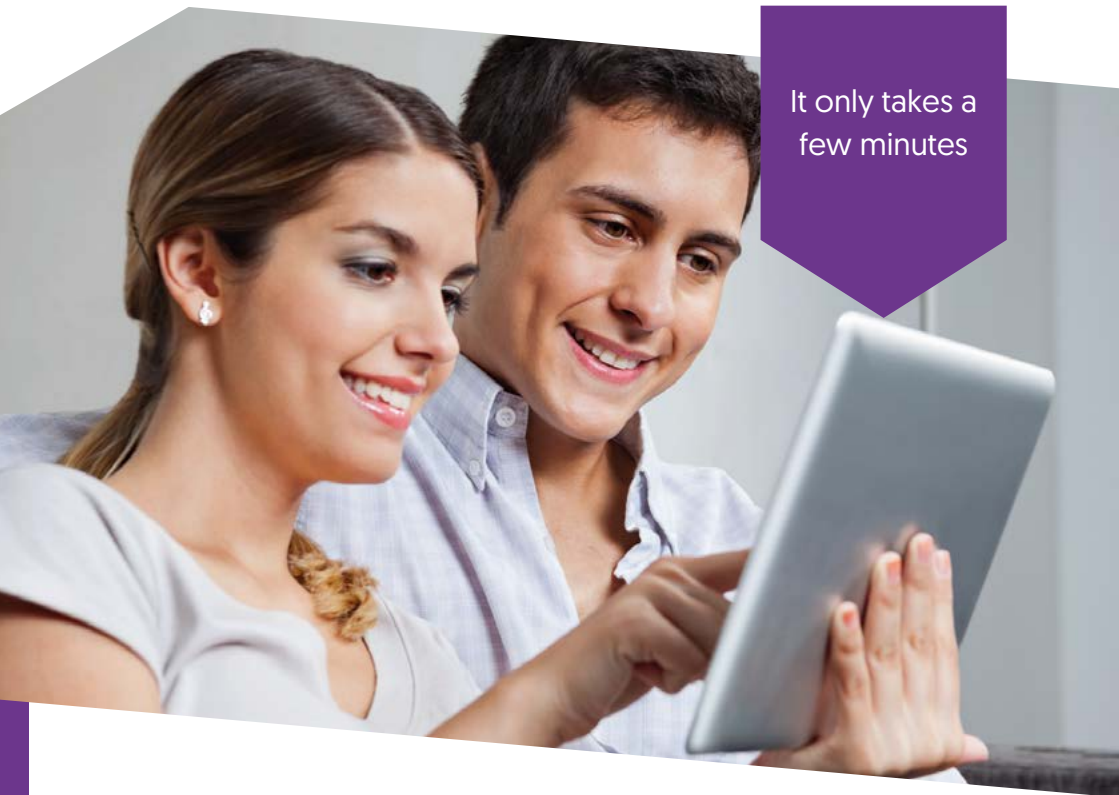
Houseplants are an easy, inexpensive way to add style to a room without committing to a major makeover. Many are known to act as air purifiers, and the time we take to care for it, is proven to be good for your mental wellbeing.

Our top 3 indoor faves are:

Sansevierias, or snake plants - a sculptural, green and yellow-leaved plant with a vertical habit, making it easy to fit into relatively small spaces.

Monstera, or Swiss cheese plant - these give us big, glossy leaves in a rich, dark green and only ask that you remember to water them on a weekly basis.

Parlour palm - low maintenance, but need to be kept out of direct sunlight, so they're perfect for adding a pop of colour and interest to a dark corner.



It only takes a few minutes

IDENTITY CHECKS WITH LIFETIME LEGAL

COMPLETE YOUR ANTI-MONEY LAUNDERING VERIFICATION AND ENJOY FREE MEMBERSHIP BENEFITS WITH OUR PARTNER, LIFETIME LEGAL.

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lifetime legal

To get your sale or purchase underway, we must confirm your identity and, if selling, property ownership to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them.

Step One

We will schedule a two-hour time frame for the Lifetime Legal team to call you at a convenient day and time. Please keep your smartphone and two forms of ID, such as a passport and driving licence, nearby. If you're selling a property, they will also need to verify your property's ownership with the Land Registry.

Step Two

After the call with Lifetime Legal, each person will receive a text or email with a link to download the Credas app to verify their ID. If you don't have a smartphone, Lifetime Legal will guide you through alternative methods. You may also be asked to provide further documentation, depending on the sale or purchase circumstances.

Step Three

After your identity and, if selling, property ownership, have been verified, we can move forward with your property transaction. As part of the service, you will be given a 3-month free Lifetime Legal membership, which comes with free legal advice, a standard or mirror Will, and Mover Protection*. If your transaction falls through, Mover Protection could pay out up to £720 to sellers and £1,850 to buyers**.

*These benefits and membership are offered by Lifetime Legal, and you are under no obligation to accept them if you do not wish to.

**Please note that terms and conditions apply.

Your investment disposal is our priority



Whether you're searching for your next HMO purchase or looking to sell your investment, I can help.

Let's discuss your plans today.

David Doyle

david@jpbrimelow.co.uk

Using a specialist agent to sell HMO (House in Multiple Occupation) property in South Manchester is the best approach for several compelling reasons:

1. Expertise in HMO Regulations:

HMO properties are subject to specific legal and regulatory requirements. A specialist agent fully understands these intricacies, ensuring that the property is compliant and that any potential issues are addressed before the sale.

2. Targeted Buyer Screening:

Specialist agents have the expertise to screen buyers effectively. They can identify and qualify potential buyers, ensuring that offers come from suitable individuals or companies with a genuine interest and capability to purchase HMO properties.

3. Access to Exclusive Buyer Networks:

David, the specialist HMO agent, has access to extensive lists of private HMO buyers, including property funds. This network provides a larger pool of potential buyers who are specifically interested in HMO investments, increasing the chances of finding a dependable buyer.

4. Market Reach:

In addition to private buyers, specialist agents like David also have strong access to the open market. This dual approach ensures that the property is exposed to a broad audience, maximizing the likelihood of a profitable sale.

5. Smooth and Efficient Process:

Selling HMO properties can be complex, but a specialist agent can streamline the process. Their knowledge and experience help in managing the sale efficiently, reducing stress and ensuring a smooth transaction.

6. Higher Sale Prices:

Specialist agents understand the true value of HMO properties and can negotiate effectively to secure the best possible price. Their market knowledge and negotiation skills are crucial in achieving a profitable sale.

By implementing these strategies, we aim to create a distinctive and effective marketing approach that sets us apart in the South Manchester property market.

Testimonials



Charlotte has been very helpful in progressing the sale of both of our properties and has always kept us updated, she managed to get both over the line despite the usual challenges! The sales agent did advise to reduce price due to a lack of interest over Christmas, however, we stuck with the original listing price and JP & Brimelow managed to achieve over asking within a few weeks so it turned out well.



We are so pleased that we decided to go with JP & Brimelow! They certainly took some of the stress out of the process for us! We needed to sell quickly to buy the house we wanted and they went out of their way to make this happen for us! All of the staff were very professional and responsive but I'd like to give a shout out to Ryan who came and did the initial evaluation and was so friendly and responsive!



We wanted to say a special THANK YOU to you and your team at JP & Brimelow for all your work in selling our home, Whitelov Road. It has been a long journey and we have had our ups and downs with the sale process but it has had a good outcome. We wanted to say thank you to Catherine for helping us secure the offer.

We wanted to say a particular thank you to you Carole for your thoughtful support to manage the big bumps on the last legs of our journey to completion.



First class service from start to finish. My apartment in Fallowfield was photographed beautifully and David negotiated with potential buyers, asking all the right questions, finding a buyer in the best position to proceed. The buyer moved efficiently and the whole process was steered to completion by the rest of the excellent and friendly team in the office. Really happy with the outcome and will definitely use JP & Brimelow again.



The best estate agents we've ever dealt with! We were so impressed with the service we received when we sold our house through Brimelows in Feb 2024. Particular thanks to Ryan Branney and Charlotte Lloyd from the team.

Meet the locals...



Chorlton Cheesemongers

Specialising in a selection of the most exciting and delicious raw milk and pasteurised cheeses currently being made, Chorlton Cheesemongers focus on cheeses of The British Isles and Ireland, with the addition of some of the best regional examples from around the world, along with complimentary products, and organic seasonal veg and dairy. Every cheese is cut to order too, so whether you're looking for a bitesize snack or a stack of full cheeses for a celebration, everything is possible.

0161 881 1100 | info@chorltoncheesemongers.co.uk



Cap Coffee

I am from Manchester, UK, and I am the man behind Cap Coffee. Since opening the little green hatch on the Cap Coffee trailer back in June 2021, I have received the most amazing support from my local community.

Our coffee is freshly roasted weekly on my Aillio Bullet roaster. We also offer delicious baked goods and seasonal menu favourites each month.

Capcoffeeco@yahoo.com



Franny & Filer

Franny & Filer is a unique contemporary jewellery gallery featuring an ever-changing mix of work by both emerging and established designers, ensuring that quality is always guaranteed.

We take pride in showcasing classic pieces designed for today's modern living, alongside more quirky and challenging accent pieces. Our collection is presented in one beautiful space, providing a haven from the predictability of the high street.

0161 881 4912



Lucy's Boutique

Lucy's Boutique is an independent gem that brings a unique blend of style and elegance to Beech Road. At Lucy's Boutique, you'll discover an eclectic mix of fashion, denim, jewellery, and accessories sourced from an array of top-tier British, Australian, Danish, Italian, and French brands. Whether you're looking for everyday essentials or something a bit more unique, Lucy personally handpicks each item, ensuring a thoughtful and distinctive selection for her customers.

lovelucyboutique.co.uk



We think it's really important to support our local community. Here are some of the teams, clubs and events we sponsor.

JP&Brimelow

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