

Let's get
you market
ready.

JP&Brimelow
ESTATE AGENTS

Swifter, smoother, simpler.

Market Ready ensures that much of the essential legal groundwork is completed before a sale is agreed, helping to eliminate unnecessary delays during the conveyancing process. By providing key information at the earliest possible stage, we streamline the transaction and help keep your sale moving forward smoothly.



Through our trusted network, we can introduce you to the right solicitor to streamline the conveyancing process and minimise delays.



What is Market Ready?

The **Market Ready Pack** is a collection of key legal documents prepared before your property goes on the market. Once a sale is agreed, this pack is shared with your buyer's solicitor, allowing the legal process to begin without delay.

By having everything in place from the outset, your sale can progress far more quickly and smoothly than a typical property transaction.

What's Included in the Market Ready Pack?

- ✓ **Property Information Questionnaire (PIQ - TA6)**
Provides crucial details about the property, including boundaries, disputes, alterations, and more.
- ✓ **Fittings and Contents Form (TA10)**
Clearly outlines what is and isn't included in the sale — so there are no surprises.
- ✓ **Official Copy of Title Register or Epitome of Title (for unregistered properties)**
Confirms legal ownership and highlights any covenants, restrictions, or access rights.
- ✓ **Title Plan (if registered)**
Shows the property's boundaries, helping buyers understand exactly what is being purchased.
- ✓ **Local Authority Search**
Details any planning applications, road schemes, or local issues affecting the property.
- ✓ **Draft Contract**
Sets out the terms of the sale, including any special conditions that the buyer needs to be aware of.

Why we use Market Ready packs

The conveyancing process can often take up to six months — but with our Market Ready Pack, that timeline could be shortened by as much as four weeks.

By instructing one of our recommended solicitors to prepare the pack early, we help you get ahead of the game. This proactive approach speeds up the sales process, reduces the risk of sales falling through, and gives both sellers and buyers greater peace of mind.

We offer this service to all clients **as soon as they instruct us**, so we can begin gathering and preparing the essential legal documents right away.

What are the benefits?

- Buyers gain early access to key legal information, helping them make faster, more informed decisions.
- You reduce the chance of unexpected delays or hidden issues later in the process.
- You help set a clear and transparent tone from the very start of the sale.

Our packs follow the **Home Buying and Selling Group (HBSG)** guidelines — setting the new standard for upfront property information in the UK.





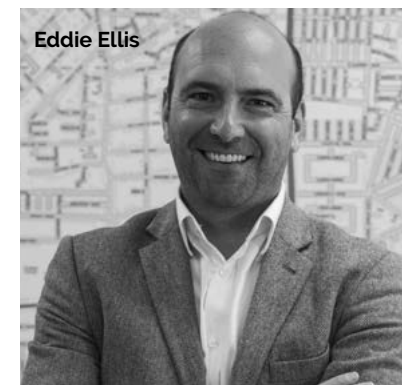
At JP & Brimelow, we don't just sell property - we lead with expertise, integrity, and results.

Our experienced and dynamic team is a force to be reckoned with in the property market. Known for our deep industry knowledge and honest, transparent dialogue, we attract new clients daily — and, just as importantly, we see them return time and again.

Your sale and purchase will be personally managed by three highly skilled members of our **multi-award-winning team**, ensuring you receive the attention, dedication, and expertise your move deserves.

JP & Brimelow is proudly owned and led by **Eddie Ellis**, and we've built a truly independent estate agency that has become a cornerstone of the regional property landscape.

Whatever your goal — whether you're selling a property, searching for your dream home, sourcing a trusted builder, or exploring new financial opportunities — we have the experience and network to support you every step of the way.



Eddie

Eddie Ellis MNAEA
Owner

JP&Brimelow

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