

JP&Brimelow
ESTATE AGENTS

Why choose JP&Brimelow?

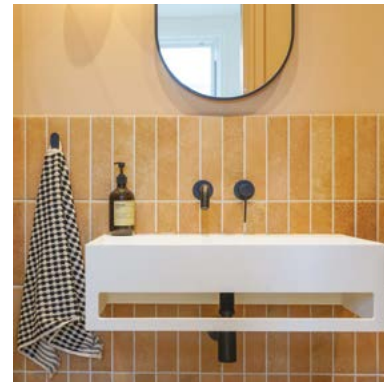
At JP & Brimelow, we're redefining what it means to be an estate agent. Our passionate and experienced team combines market expertise with innovative marketing, exceptional customer service and a genuine commitment to achieving the very best results for every client. Honest advice, clear communication and outstanding outcomes are at the heart of everything we do. It's an approach that has earned us multiple industry awards, a loyal client base and a reputation as one of South Manchester's most trusted independent estate agencies.

The property market has changed dramatically over the years and so have we. Today's buyers and sellers expect more than simply listing a property online. They want expert guidance, creative marketing and a team that genuinely cares about their journey. That's exactly what we deliver.

Proudly owned and led by Eddie, JP & Brimelow has grown into one of the region's leading independent estate agencies by thinking differently. We see ourselves as a marketing and branding business that happens to sell homes, creating bespoke campaigns that showcase every property at its very best while delivering an exceptional experience from valuation through to completion.



Members of our team chose to voluntarily maintain accreditation with NAEA Propertymark, demonstrating their personal commitment to professional excellence and industry best practise. Working with a Propertymark member provides reassurance of recognised standards and delivers informed up to guidance throughout your move.



Eddie Ellis MNAEA
Owner



WINNER 2021-2022

How we market your property...

Every property is unique, and we believe its marketing should be too. At JP & Brimelow we design bespoke marketing campaigns tailored to each home, showcasing its standout features and maximising exposure through targeted strategies informed by current local market trends and conditions.



By pairing innovative technology with high-quality marketing, we give your property exceptional reach. From professional video tours and strategic social media advertising to premium magazine placements and comprehensive online exposure, our tailored approach ensures your home stands out and secures the best possible outcome.



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

Our top tips for selling...

Curb Appeal is King

- Tidy the front garden: mow the lawn, power-wash paths.
- Add fresh plants, flowers, or potted greenery.
- A freshly painted front door and clean windows make a big difference.

Declutter & Depersonalise

- Buyers need to imagine themselves living in the home.
- Remove excess furniture, family photos, kids' artwork, and personal collections.
- Create a clean, spacious feel throughout.

Light & Bright

- Maximise natural light: open blinds, trim hedges blocking windows.
- Use mirrors to reflect and bounce light.
- Replace dim bulbs with bright, warm lighting.

Neutral, Modern Palette

- Apply a quick coat of neutral paint (off-white, light grey, soft beige) to make rooms feel larger and fresher.
- Neutral tones create a blank canvas for buyers to envision their own style.

Kitchen & Bathrooms Sell Houses

- Deep clean until everything sparkles.
- Upgrade small fixes: new cabinet handles, modern taps, fresh grout/sealant.
- Add finishing touches: fresh flowers, fluffy towels, or scented candles.

Create Lifestyle Moments

- Set the dining table as if for a dinner party.
- Stage a reading nook with a throw blanket and coffee cup.
- Style outdoor furniture for entertaining and relaxation.

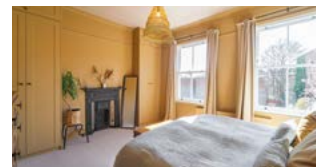


Swifter, smoother, simpler.

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.



Identity checks with Lifetime Legal

Complete your anti-money laundering verification and enjoy free membership benefits with our partner, lifetime legal.

We are required by law to confirm the **identity of our clients and**, if you are selling a property, to **verify ownership** in line with HMRC regulations and measures to prevent financial crime. These checks are completed by our trusted partner, **Lifetime Legal**, for a nominal fee of **£60 (including VAT)**, payable directly to them.

1 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.

2 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.

3 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 investment or looking to sell your property, I can help.

Let's discuss your plans today.

David Doyle

Senior Property Valuer
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



Thank you so much to you (Carole) and Jodie with this sale – you have both been great and really helped it to be less stressful than it could have been. I think this is the third house I've bought or sold through JP and Brimelow and it's been brilliant every time so thank you.



I both bought and sold through JP & Brimelow and found the service Charlotte gave excellent. It wasn't a straightforward transaction as the chain collapsed lower down a couple of times but Charlotte helped hold the process together and get everything back on track.



We have recently listed our property with JP & Brimelow and our experience so far has been absolutely outstanding. The process has been straight forward and the team have guided us through every step of the process with clear communication and genuine care.

Their marketing is top-notch—high-quality photos, an impressive online listing, and a brilliant video tour – thank you so much Lauren, Conor and Harry – you are outstanding.



I purchased my first home in Chorlton with JP & Brimelow over 18 years ago and over the years have successfully bought and sold several houses with Eddie and his team.

They are knowledgeable, professional and calm and always go above and beyond to help by offering advice and guidance during the sale/purchase process. Carole and her team are nothing short of incredible making the progression of both selling and purchasing a home as smooth and as stress free as possible.



The entire team at JP & Brimelow, in particular, David, Catherine, Charlotte and Rachael made the entire selling process seem effortless.

David's guidance in preparing the property before it went on sale was invaluable. Charlotte was amazing throughout – I cannot praise her enough! Any queries I had were all answered promptly and I was given regular updates.

My experience was hassle-free and worry-free. I am so glad that I chose JP & Brimelow.

At the heart of our community



Sushi Pod

Here we are, just a few guys who love to make sushi! At Sushi Pod you will find delicious sushi boxes for pre-order and collection. We are based within our friendly fishmonger shop Out Of The Blue allowing us to make the highest quality sushi and sashimi from the freshest and finest ingredients.

Email : hello@sushipod.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



Stretford Expresso

I'm Alice, the (shy!) face behind Stretford Expresso. I started the page just to keep track of all good things that were happening locally, but it's grown into a way of connecting people, shouting about independent businesses, and proving that, even if you come from abroad, here you can play an active role and feel part of the community.

Instagram: [@stretford_expresso](https://www.instagram.com/stretford_expresso)



Withington Walls

Withington Walls - founded by Ed Wellard - is a community street art project run by volunteers, commissioning artists funded by donations. They are transforming Manchester's Withington area with beautiful street art, inspiring civic pride and revitalising the community. Check out their social media and help them continue by donating

<https://buymeacoffee.com/withingtonwalls>

At **JP & Brimelow**, we are proud to be active members of the communities we serve. From sponsoring local sports teams and supporting schools to contributing to community projects, we are committed to giving back and helping our neighbourhoods thrive.



When you choose **JP & Brimelow**, you're not only partnering with a trusted property expert, but also supporting a business that invests in the people and places that make our community special.

An estate agency with a difference.



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