

**GASCOIGNE
HALMAN**



THE AREA'S LEADING
ESTATE AGENT



**GASCOIGNE
HALMAN**



THE AREA'S LEADING
ESTATE AGENT

Make your move with Gascoigne Halman

When I opened the first Gascoigne Halman office in Wilmslow in 1990 I had a very simple aim which was to provide an exceptional level of service to buyers and sellers in all aspects of house transfer.

During those years the business has changed dramatically with many technological advances (the internet being just one of them) but that mission remains unchanged, and is now more important than ever.

The support we have received from our clients has enabled us to prosper and expand our network to 22 locations covering Cheshire, South Manchester and the High Peak. Each one of our branches strives to ensure we provide the very best of customer service on which our reputation relies.

I was honoured to receive a Lifetime Achievement Award at the recent **Best Estate Agent Guide Awards 2024**. I continue to be fascinated by the world of property and am delighted to see my enthusiasm resonate throughout the business. Many of my colleagues have been with me since the inception of the business and I am proud that they, alongside newer team members, continue to embrace and exemplify Gascoigne Halman's core values, including outstanding client care.

As you embark upon your move I'm sure your experience, like many before you, will have trials and tribulations. Our role is to be with you every step of the way to assist and help you navigate around those tricky aspects of your sale or letting.

We are delighted to have the opportunity to work with you and we will do our best to ensure that it's a successful experience, and one that will encourage you come back to us in the future for any of your property needs.



John Halman

Executive Chairman

Award winning estate agency

We are proud of the national recognition that Gascoigne Halman's commitment to excellence continues to achieve. At the prestigious **Best Estate Agent Guide Awards 2024**, we beat competition from across the UK to win two hugely coveted awards.

We proudly hold the UK awards for **Best Sales** and **Best Lettings** for firms with over 21 branches. We are also ranked as **Exceptional** for both sales and lettings on www.bestestateagentguide.co.uk – a handy tool for finding a reputable agency. These outstanding accomplishments reflect the unwavering passion and expertise within our team.

Matching people to property, developing relationships and delivering excellence in estate agency remain Gascoigne Halman's guiding principles. With 22 offices across the region, our size enables us to remain ahead of the curve in terms of technological advancements and professional expertise. This allows us to deliver a highly responsive, tech-enabled service; tailored to the specific needs of individual clients in a digital era.

And, whilst we have fully embraced digital advantages, our brand proposition remains firmly focussed on outstanding personal service. Our high street branches are hugely valued by clients and house hunters alike, alongside the thriving communities in which they are based. Whether you are selling a property with us or simply popping in for an update on the local property market, you will always receive a warm welcome from Gascoigne Halman.





“Excellent. We have had fantastic service and support in selling our house from the team at Gascoigne Halman. The attention to detail and professionalism were excellent right through to the end of our sale.”

CH
Hale, Sales





The fast, effective way to sell your home

We know that you want to sell your property quickly, and at the highest market price. So do we, and we can, due to years of experience as the area's most successful and progressive estate agency.

Digitally dynamic

With online marketing, we use all the tools at our disposal. When it comes to social media, we're fully immersed in the connected world. We promote our clients' properties on sites such as Instagram, Facebook, and Twitter. This includes videos and other engaging content that will help to sell your property.

We advertise our properties extensively in regional lifestyle magazines, and on national property portals such as Rightmove, Zoopla and Prime Location ensuring a fast reaction.

So wherever your potential buyers are, we're already there as well.

Local coverage, local knowledge

Many property sales are made locally, so face-to-face contact is also a very important part of our dual approach. We love matching people to property, developing relationships and making things happen. Our extensive network of offices, covering Cheshire, South Manchester and the High Peak reaches a huge number of potential purchasers.

All of our branches are staffed by people who understand your needs and who know the local area well. They are highly dedicated and undergo training and development on a regular basis. They work tirelessly behind the scenes resolving any issues that arise to ensure the fastest possible speed of sale.

A professional and personal service

Key personnel are members of the NAEA Propertymark and have an excellent reputation for sales and customer service. Feedback from our customer satisfaction survey shows that 97.5%* of our clients would happily recommend us to their family and friends.

Because all our offices are linked by web-based software, we can

immediately access prospective purchasers or tenants wherever they have registered in our network. We can advise them about the availability of your home by email, SMS text messages or telephone.

So with our local branch network and an extensive digital presence, we're in the best possible position to sell your property.



*Customer satisfaction results Jan - Dec 2023



Hints and tips

At Gascoigne Halman, we'll pull out all the stops to help you sell your property. However, there are some actions that you can take that will help to make your home more attractive to prospective buyers. Here are just a few ideas:



1. Enhance the aesthetics

Make up the beds: use neutral bedding and accessorise them with cushions so that it all looks inviting to viewers. Make sure natural light is filling up the property. Flowers and plants can brighten up an area of the house and they also smell fantastic. The smell of a house is an instant factor that affects viewers. Lighting candles will clear any odours. Recently made coffee or freshly baked bread can also give an enticing aroma!



2. Keep up the maintenance

A well maintained house instantly gives you the impression it's well cared for. To assist this, ensure all lightbulbs are working, oil any squeaky doors and fix dripping taps – this will all help to avoid any unwanted distractions.



3. Declutter but don't depersonalise

Keep your home clean and tidy. One of the first things people will notice when entering your home is its cleanliness. People are often buying into a lifestyle as much as a property. Show them the attractive side of your lifestyle.



4. Give a fresh coat of paint

Giving your walls a fresh coat paint will make your home seem lighter and bigger. It will enable viewers to imagine more easily how they could adapt the rooms to their needs.



5. Make sure first impressions count

In a survey conducted by YouGov, 2,000 UK adults revealed that the most important features for 'kerb appeal' are well-maintained windows and a roof that appears to be in good condition. An attractive front garden, pathways and fences and a well-painted frontage are also important.

Mortgage Services

At Gascoigne Halman, our team of qualified mortgage consultants will help you with all your mortgage needs and we can sometimes offer exclusive mortgage deals too.

Our Group submitted mortgage applications worth more than £34 billion in 2022*

Our qualified mortgage consultants aim to:

- ▶ Save you money on your house purchase with our Market Intelligence system, and by negotiating with the vendor.*
- ▶ Recommend the right mortgage for you, by searching thousands of mortgage deals from our panel of selected lenders.**
- ▶ Confirm how much you can borrow and secure the most appropriate mortgage for you.**
- ▶ Explain the house buying process and all the costs involved.
- ▶ Take care of all your mortgage and protection arrangements, whether you buy a property through us or not.**

*Relates to Connells Group written lender summary 2022

**Feefo scores are correct at the time of print +This only applies when the property is for sale with another estate agent and we do not act for the vendor. Information accessed through our Market Intelligence tool, in partnership with TwentyEA, and is an internal estate agency system that collects and collates the sales history data for all properties of sale in a defined postcode++ Subject to status and lender criteria.

A BROKER FEE MAY BE PAYABLE UPON MORTGAGE APPLICATION AS WELL AS AN ADMINISTRATION FEE. THE TOTAL FEE PAYABLE WILL DEPEND ON YOUR CIRCUMSTANCES. YOUR MORTGAGE CONSULTANT WILL EXPLAIN ANY FEES APPLICABLE IN YOUR INITIAL APPOINTMENT.

May 2023

‘ Excellent advice and support ’

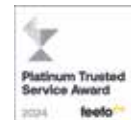
Excellent advice and support with the result being an exclusive mortgage deal which fit my requirements perfectly.

April 2023

‘ Excellent service as usual ’

Really helpful, listened to what we wanted, really efficient. Did an excellent job the past few times when it came to remortgaging and did the same this time. Made process very stress free.

**FEEFO
SCORE
5/5****



**For more information, call 01625 540044
or any of our branch offices, or email
mortgages@gascoignehalman.co.uk**

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. YOU MAY HAVE TO PAY AN EARLY REPAYMENT CHARGE TO YOUR EXISTING LENDER IF YOU RE-MORTGAGE.

Our exclusive **home conveyancing** service



Keeping your costs low

No move – no legal fee. It's true! If you withdraw from a sale or purchase for any reason or at any time before exchange of contracts, you won't pay any legal fees for the conveyancing. However, you'll still be responsible for any third party payments made.

Fixed price guaranteed. However complicated the sale or purchase of your property is, you can budget with confidence - because we give you a fixed fee for the property transfer.

Purchase search pledge. With other conveyancers, if your purchase falls through, you might have to pay again for further searches on a new property. With Gascoigne Halman Conveyancing, we'll refund the cost.*

Making your life easier

A fast, efficient service. Our service is designed with one person in mind – you! Many of our clients are busy people. That's why our conveyancing service is open after hours, and you don't have to waste time travelling to see us or attend any meetings. We'll keep you fully informed every step of the way by telephone and email. It's as easy as that. Milestone updates for key events will also be available online.

A good move. Both you and your Gascoigne Halman contact will have direct telephone and email access to your allocated property lawyer, who will deal with other lawyers electronically, wherever possible, to speed up the transaction.

+Terms and conditions apply. Please see our agency agreement for details

The right choice for Residential Lettings

If you want to let your property, you've come to the right place. We promote rental properties across our whole network, creating unique exposure. This enables us to find you the right tenant not just any tenant as quickly as possible for the highest possible rent.

We're the agent of choice for numerous companies and organisations, relocation agents, football and rugby clubs. They rely on us to find homes for clients and employees.



Why choose Gascoigne Halman?

The right people

The quality of our staff is so important when providing a personal service. This is why we take great care in choosing them and ensure they have ongoing training, the people you deal with in the branch will be local experts who are friendly and knowledgeable.

The right reputation

At a time when applicants are aware of ever increasing legislation and have higher demands, the knowledge and reputation of the agent is becoming increasingly important. Our brand has a strong, well-established reputation, so applicants have the assurance that the property is being marketed by a professional, market-leading agent.

The right tenants

Our service is customer-led, so we're committed to understanding our clients' needs. These will differ according to whether you're a first-time landlord, are letting out your home for a fixed time; or are an experienced investor landlord. Our knowledge and skills will enable us to find the tenant who is right for you.

Property Management – the personal touch

Quick and easy rent collection

We want to ensure you receive your monthly rent as soon as possible, to help achieve this we set up standing orders three days before the rent due date and pay landlords daily.

Taking care of your property

We'll carry out periodic visits to your property and provide you with feedback so that you can see how it is being looked after. All of our managed clients benefit from our network of local contractors, who offer a 24-hour emergency service. We manage the maintenance process from start to finish and offer experienced advice on any repair works or tenancy breaches.

Making informed decisions

When a tenancy is due for renewal, we'll contact you and discuss the tenancy to date. This will enable us to guide you about serving notices, agreeing tenancy extensions and implementing rent increases.

Keeping you covered

We ensure that all legal documentation is produced to the highest level to protect our landlords. We provide tenancy agreements, inventories, deposit registration, income and expenditure breakdowns and check-out reports.

Letting your property is a business decision, so we'll discuss the potential risks and how to protect yourself through insurance products, such as Landlord Buildings and Contents Insurance and also our Rent Guarantee policy.

Keeping in touch

With our fully managed package, your relationship with our Property Management Department will start on the day your tenant moves in. On the day the let begins, we'll contact both you and the tenant to introduce you to our management team and give you your contact for the let. We understand the importance of communication throughout the let, from the very beginning.

Lettings Head Office:

42 Alderley Road, Wilmslow,
Cheshire SK9 1NY

Phone:

01625 533563

Email:

lettings@gascoignealman.co.uk

Website:

gascoignealman.co.uk

Property Management**Head Office:**

01625 527803

Land, New Homes and Development Appraisal



Selling new houses

Our Land and New Homes division offers a range of houses and apartments to suit all styles and budgets, in some of the most desirable locations across the region. You can see them on our website under the 'Land and New Homes' section.

Developing new projects

We have strong relationships with many developers and national house builders and always have projects coming to the market. We can provide you with a head start in purchasing your desired new home in the right location.

We also work with clients who have land to sell for potential developments. As experts in this field, we can provide everything you need to know in relation to the best process to follow.

Over the years we've built contacts with various established developers. We adopt a hands-on approach and get involved at an early stage, providing advice on market trends and prospective valuations. By the time a development goes to market, we know our client's product as well as they do.

For prospective land sales, we have established relationships with most local developers and can act on your behalf, whether for single or multiple building plots.

If you need development advice, please do not hesitate to call us. We'd be delighted to outline our full range of services.

Contact **Michael Thompson FNAEA**

T: 01625 462333

E: michael.thompson@gascoignealman.co.uk





Auctions

Going... going... gone!

Our auction department works closely with our network of offices to deliver an outstanding auctioneering service.

Auctions are held throughout the year and maybe for multiple or single properties.

Expert auction advice

For vendors, we can provide advice about the suitability of your property for sale by auction. If it fits the bill, we can organise the auction itself.

For purchasers, we can provide advice on the expected selling price, and we can accompany you to the auction to provide onsite assistance. In your absence, we can even bid on your behalf.

We also take care of all signing of contracts and dealing with deposits. This reduces the stresses and strains for both vendors and their solicitors.

If you have a property that is, or might be, suitable for auction, please contact any of our offices.

“I used both Wilmslow and Alderley offices. I haven't moved for 43 years and lots of things have changed in those years. The advice given was very helpful as it is all rather scary on one's own. The whole team was fantastic with the sale and worked very hard.”

SB

Wilmslow, Sales

“The Knutsford office handled both the sale of my mother's house and the purchase of her new home. The service provided in the early stages was truly excellent. I had constant communication and updates. The team's support throughout the process was exceptional and they were in constant touch with me, chasing both buyers and sellers.”

RR

Knutsford, Sales

“They were efficient, professional and excellent at communicating with us on every aspect of the process. Always helpful if we had any questions and got back to us with answers quickly. The whole team were brilliant and we can't recommend them enough!”

MM

Heaton Moor, Sales

“The GH team undertook the process of finding and vetting the tenants on our behalf in a very short period of time. A swift and very professionally executed service.”

Mrs E

Macclesfield, Lettings



Community

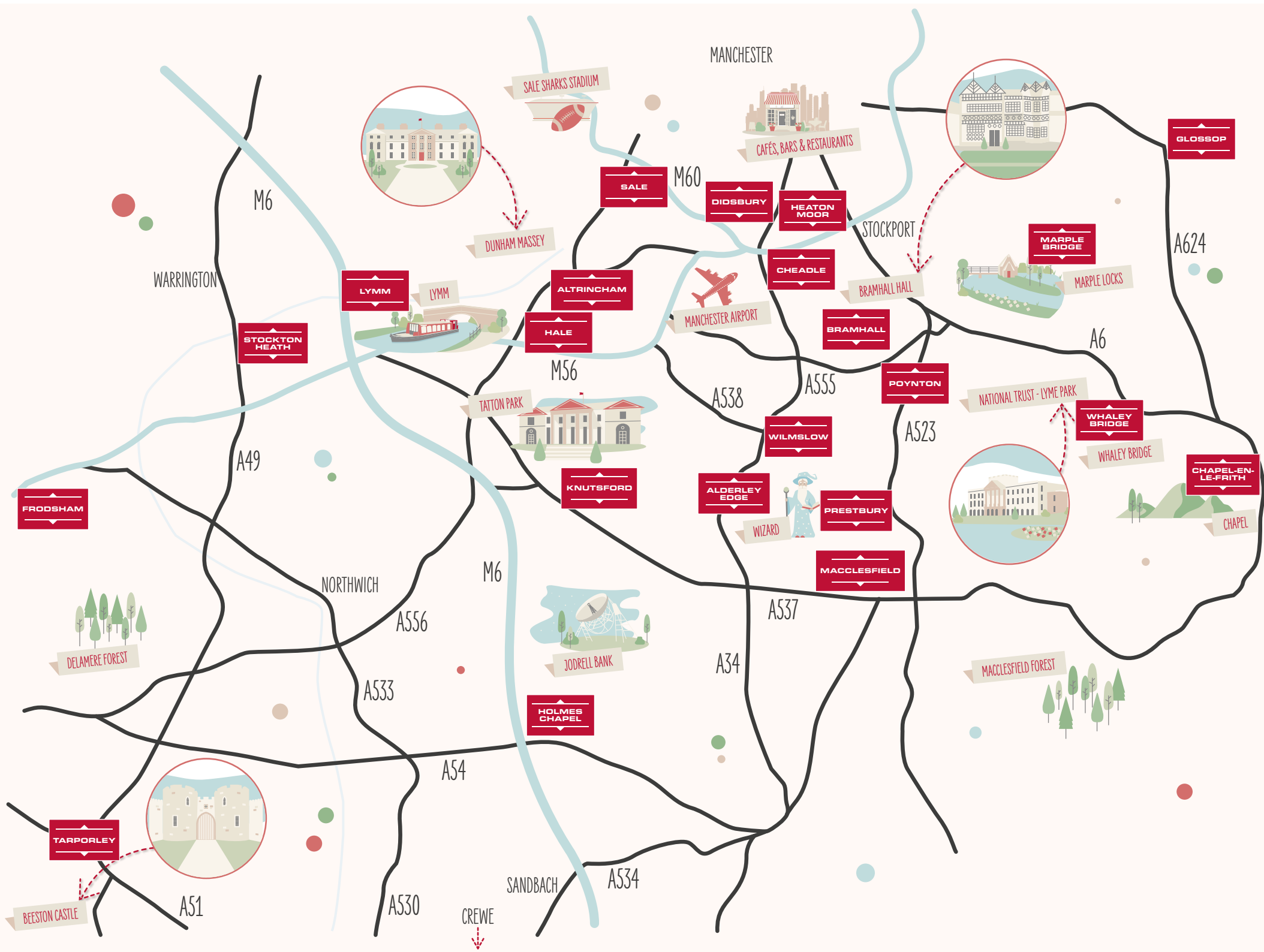
As a local company, we are committed to giving something back to the community we serve. We see this as part of our social responsibility to the communities in which we work. The charities we've supported include East Cheshire Hospice, The Christie, Royal Manchester Children's Hospital Charity, Breast Cancer Care and David Lewis, to name but a few.

Perhaps one of our most memorable fundraisers has been our Whacky Races challenge, where our team were sponsored to take a baton from office to office over a two-day period using unconventional modes of transport. These included a narrow boat, penny farthing, milk float and tandem bicycle. The MP at the time, George Osborne, even joined us for the final sprint across the finish line. This was part of an amazing effort which raised over £22,000 for David Lewis, a charity providing support for people with learning disabilities, epilepsy, and autism and a host of local smaller charities.

For our 25th Anniversary, we were delighted to donate £25,000 to 26 amazing grass roots charities and organisations.

Most recently, we made a donation of £5,000 to East Cheshire Hospice in recognition of the challenges they have been facing in the wake of the pandemic.

Over the years, we've been involved in many different types of fundraising. We've baked cakes, run for miles, decorated our offices and collected toys (1,500 of them!). As a result, we've made donations to a wide range of organisations, totalling nearly £100,000. As an intrinsic part of the local community, we will continue to find new ways of supporting local charities in the future.



MANCHESTER

SALE SHARKS STADIUM

CAFES, BARS & RESTAURANTS

GLOSSOP

M6

M60

SALE

DIOSBURY

HEATON MOOR

STOCKPORT

MARPLE BRIDGE

A624

WARRINGTON

LYMM

DUNHAM MASSEY

ALTRINCHAM

CHEADLE

BRAMHALL HALL

MARPLE LOCKS

STOCKTON HEATH

HAILE

MANCHESTER AIRPORT

BRAMHALL

A6

M56

TATTON PARK

A538

A555

POYNTON

NATIONAL TRUST - LYME PARK

WHALEY BRIDGE

FRODSHAM

A49

KNUTSFORD

WILMSLOW

A523

WHALEY BRIDGE

CHAPEL-EN-LE-FRITH

CHAPEL

NORTHWICH

M6

ALDERLEY EDGE

PRESTBURY

NATIONAL TRUST - LYME PARK

DELAMERE FOREST

A556

WIZARD

MACCLESFIELD

JODRELL BANK

A537

MACCLESFIELD FOREST

A533

A34

HOLMES CHAPEL

TARPORLEY

A54

A34

MACCLESFIELD FOREST

BEESTON CASTLE

A51

SANDBACH

A534

CREWE

A530

Our offices

Head Office

42, Alderley Road, Wilmslow SK9 1NY
Tel: 01625 460344
Email: headoffice@gascoignealman.co.uk

Alderley Edge

6, London Road, Alderley Edge SK9 7JS
Sales: 01625 590373
Lettings: 01625 533563
Email: alderley@gascoignealman.co.uk
Lettings Email:
wilmslowlet@gascoignealman.co.uk

Altrincham

26, The Downs, Altrincham WA14 2PU
Sales: 0161 929 1500
Lettings: 0161 929 7528
Email: altrincham@gascoignealman.co.uk
Lettings Email:
altrinchamlet@gascoignealman.co.uk

Bramhall

9, Ack Lane East, Bramhall SK7 2BE
Sales & Lettings: 0161 439 5555
Email: bramhall@gascoignealman.co.uk
Lettings Email:
bramhalllet@gascoignealman.co.uk

Chapel-en-le-Frith

27, Market Street, Chapel-en-le-Frith,
High Peak SK23 0HP
Sales & Lettings: 01298 813577
Email: chapel@gascoignealman.co.uk

Cheadle

91, High Street, Cheadle SK8 1AA
Sales & Lettings: 0161 428 1118
Email: cheadle@gascoignealman.co.uk
Lettings Email: cheadlelet@gascoignealman.co.uk

Didsbury

739, Wilmslow Road, Didsbury M20 6RN
Sales: 0161 445 7474
Lettings: 0161 448 7228
Email: didsbury@gascoignealman.co.uk
Lettings Email:
didsburylet@gascoignealman.co.uk

Frodsham

Pollard Buildings, 1b Church Street,
Frodsham WA6 7DW
Sales & Lettings: 01928 739777
Email: frodsham@gascoignealman.co.uk
Lettings Email:
frodshamlet@gascoignealman.co.uk

Glossop

26, High Street, West Glossop SK13 8BH
Sales & Lettings: 01457 604244
Email: glossop@gascoignealman.co.uk

Hale

176, Ashley Road, Hale WA15 9SF
Sales: 0161 929 8188
Lettings: 0161 929 7528
Email: hale@gascoignealman.co.uk
Lettings Email:
altrinchamlet@gascoignealman.co.uk

Heaton Moor

1, Thornfield Road, Heaton Moor,
Stockport SK4 3LD
Sales & Lettings: 0161 442 1221
Email: heatons@gascoignealman.co.uk
Lettings Email:
heatonslet@gascoignealman.co.uk

Holmes Chapel

14, The Square, Holmes Chapel CW4 7AB
Sales: 01477 417000
Lettings: 01565 621787
Email: holmeschapel@gascoignealman.co.uk
Lettings Email:
knutsfordlet@gascoignealman.co.uk

Knutsford

26, Princess Street, Knutsford WA16 6BU
Sales: 01565 750900
Lettings: 01565 621787
Email: knutsford@gascoignealman.co.uk
Lettings Email:
knutsfordlet@gascoignealman.co.uk

Lymm

6, The Cross, Lymm WA13 0HP
Sales: 01925 758345
Lettings: 01925 860400
Email: lymm@gascoignealman.co.uk
Lettings Email:
stocktonheathlet@gascoignealman.co.uk

Macclesfield

80-82, Waters Green, Macclesfield SK11 6LH
Sales: 01625 511367
Lettings: 01625 506720
Email: macclesfield@gascoignealman.co.uk
Lettings Email:
macclesfieldlet@gascoignealman.co.uk

Marple Bridge

10, Town Street, Marple Bridge SK6 5DS
Sales: 0161 427 2488
Lettings: 0161 439 5555
Email: marple@gascoignealman.co.uk
Lettings Email:
romileylet@gascoignealman.co.uk

Poynton

3, Fountain Place, Poynton SK12 1QX
Sales: 01625 859888
Lettings: 0161 439 5555
Email: poynton@gascoignealman.co.uk
Lettings Email:
bramhalllet@gascoignealman.co.uk

Prestbury

8, The Village, Prestbury SK10 4DG
Sales: 01625 827467
Lettings: 01625 506720
Email: prestbury@gascoignealman.co.uk
Lettings Email:
macclesfieldlet@gascoignealman.co.uk

Sale

96, School Road, Sale M33 7XB
Sales: 0161 962 8700
Lettings: 0161 962 8700
Email: sale@gascoignealman.co.uk
Lettings mail: salelet@gascoignealman.co.uk

Stockton Heath

29, Walton Road, Stockton Heath WA4 6NJ
Sales: 01925 860400
Lettings: 01925 860400
Email: stocktonheath@gascoignealman.co.uk
Lettings Email:
stocktonheathlet@gascoignealman.co.uk

Tarporley

62, High Street, Tarporley,
Cheshire CW6 0AG
Sales & Lettings: 01829 707885
Email: tarporley@gascoignealman.co.uk

Whaley Bridge

15, Market Street, Whaley Bridge SK23 7AA
Sales: 01663 719500
Lettings: 01625 506720
Email: whaley@gascoignealman.co.uk
Lettings Email:
macclesfieldlet@gascoignealman.co.uk

Wilmslow

40, Alderley Road, Wilmslow SK9 1NY
Sales: 01625 536434
Lettings: 01625 533563
Email: wilmslow@gascoignealman.co.uk
Lettings Email:
wilmslowlet@gascoignealman.co.uk

Follow us:



@GascoigneHalman

Visit:



gascoignealman.co.uk