

FEARN MALONE

Residential Sales

Residential Lettings | Residential Sales | Property Management
Mortgages | Conveyancing | Surveys

OUR ETHOS

Where Technology Meets Tailoring for Exceptional Results

Welcome to Fearn Malone, where innovation, personalised service, and outstanding results converge. At the heart of our ethos lies a commitment to seamlessly integrate cutting-edge technology with a bespoke, personal touch for an unparalleled client experience.

TECH-DRIVEN EXCELLENCE:

Embracing the latest advancements in technology is at the core of our approach. We leverage state-of-the-art tools, algorithms, and platforms to ensure that our solutions are not just contemporary but also forward-thinking. By staying on the pulse of technological evolution, we empower our clients with the tools they need to thrive in an ever-changing landscape.

From artificial intelligence and data analytics to immersive technologies, our tech-driven approach positions us as pioneers in delivering innovative solutions that propel your business forward. We don't just keep up with the times; we shape the future of your success through the lens of technological excellence.

PERSONAL TAILORING FOR YOU:

Understanding that every client is unique, we pride ourselves on offering a tailored service that goes beyond one-size-fits-all solutions. Our team of experts takes the time to understand your specific needs, challenges, and aspirations. This personalised approach ensures that the solutions we craft are not just effective but are a perfect fit for your distinct requirements.

Your success is our priority, and we believe that achieving exceptional results starts with a deep understanding of who you are and where you want to go. Our commitment to personal tailoring goes beyond customisation; it's a dedication to building lasting partnerships that evolve with you.

EXCEPTIONAL RESULTS, EVERY TIME:

At Fearn Malone, excellence isn't just a goal; it's the standard we set for ourselves. By combining our tech-driven approach with personalised service, we create a synergy that consistently delivers exceptional results. Whether it's optimising processes, enhancing user experiences, or driving growth, we are unwavering in our pursuit of excellence.

Our track record speaks for itself — a testament to our dedication to achieving and exceeding your goals. When you choose Fearn Malone, you choose a partner invested in your success, with a proven ability to turn visions into reality.

In summary, our ethos is a fusion of technology, personalised tailoring, and a relentless commitment to exceptional results. Join us on the journey where innovation meets individuality, and success is not just a destination but a continuous evolution.

MEET THE TEAM



JAMIE FEARN MARLA

jamie@fearnmalone.co.uk



JOSH MALONE

josh@fearnmalone.co.uk



ALEX WILLIAMS

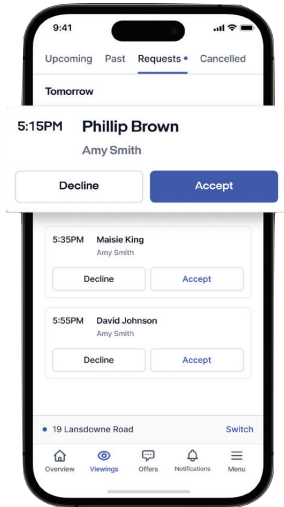
alex@fearnmalone.co.uk

OUR CRM

Street.co.uk

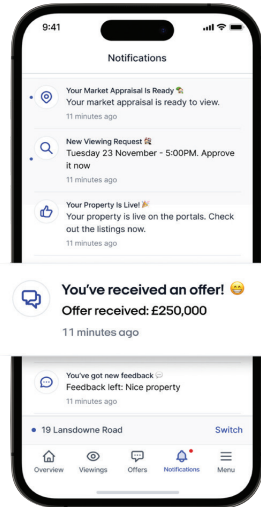
SCAN HERE

Download the
Street.co.uk
app.



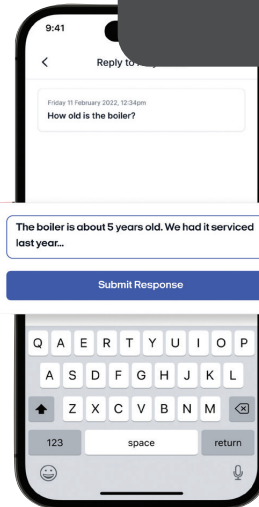
BE IN CONTROL OF YOUR OWN DIARY

New viewing requests will ping straight into your account, which you can quickly accept or reject if the proposed time doesn't work for you.



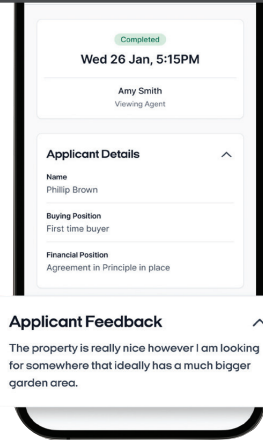
STAY IN LOOP AT EVERY STAGE

Receive notifications as soon as something exciting happens related to your sale, so you're always updated - or switch off alerts if you'd prefer.



COLLABORATE WITH YOUR AGENT

During a viewing, your agent may be asked questions only you know the answer to. Instantly respond through the app, ensuring buyers have all the details they need.



KNOW WHAT BUYERS THINK

No more waiting to hear what a buyer thought about your property. Receive instant feedback after a viewing has been completed, straight into your Street.co.uk app.

BEAUTIFULLY EFFICIENT COMMUNICATION

RECEIVE UPDATES ON YOUR TERMS

Make your move fit around your lifestyle by specifying how you would like to receive news from your agent.

- ✓ Communicate via WhatsApp, text message or email.
- ✓ Enjoy greater flexibility by choosing the channel that's right for you.
- ✓ More convenience means faster responses and faster completions.
- ✓ Fewer phone calls and voicemails when you don't need them.

SEAMLESS EXPERIENCE

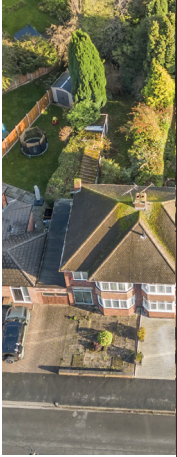
YOU'LL LOVE YOUR AGENT, POWERED BY STREET.CO.UK

It helps them do more for you.

- ✓ Empowered by world-class tech, your agent can generate more interest, secure more viewings, and achieve higher offers - all while providing you with the most personal and convenient service.
- ✓ Get the transparency, visibility and experience you deserve, and put the joy back into moving. Choosing an agent on Street.co.uk is the best move you'll ever make.
- ✓ Ready to take the next step? Speak to your agent to instruct them and get the ball rolling.

OUR MARKETING

We believe in providing every 'material' detail to our prospective tenant.





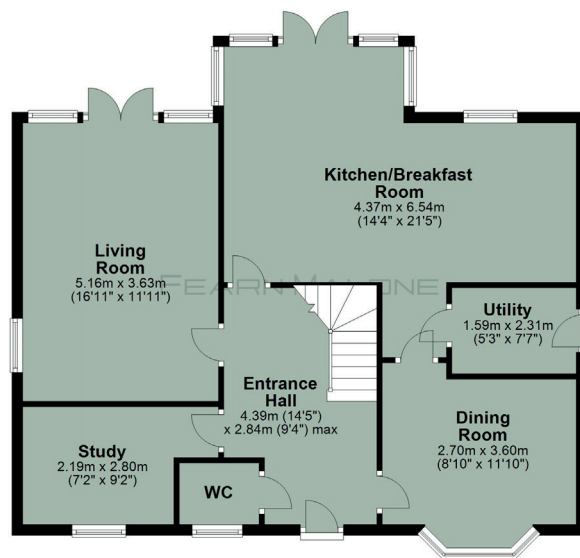
Our marketing is second to none and as standard across all our listings you will find the very latest marketing elements.

- ✓ All Photos are taken with a wide-angle lens, to get as much as the space as possible
- ✓ Measured/Accurate Floorplans
- ✓ Walkthrough Video
- ✓ Professionally Written Descriptions
- ✓ Rightmove & Zoopla Advertising

FLOORPLANS

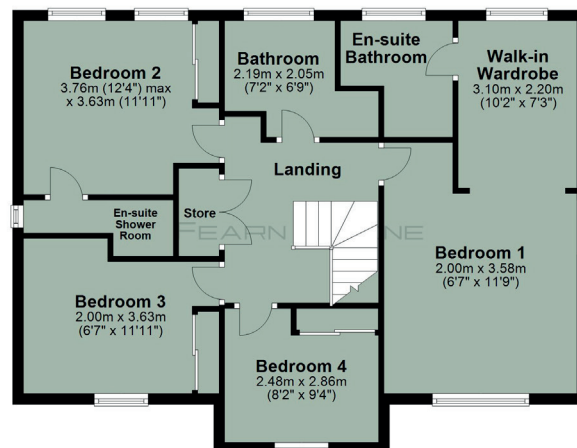
Ground Floor

Approx. 81.6 sq. metres (878.4 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



SCAN HERE



Scan the QR Code to be directed to our YouTube channel to watch the Walkthrough video.

Zoopla
Smarter about property

rightmove

WE SHOWCASE YOUR PROPERTY ACROSS THE 2 LARGEST PROPERTY PORTALS IN THE UK

take a look below to see how you will look

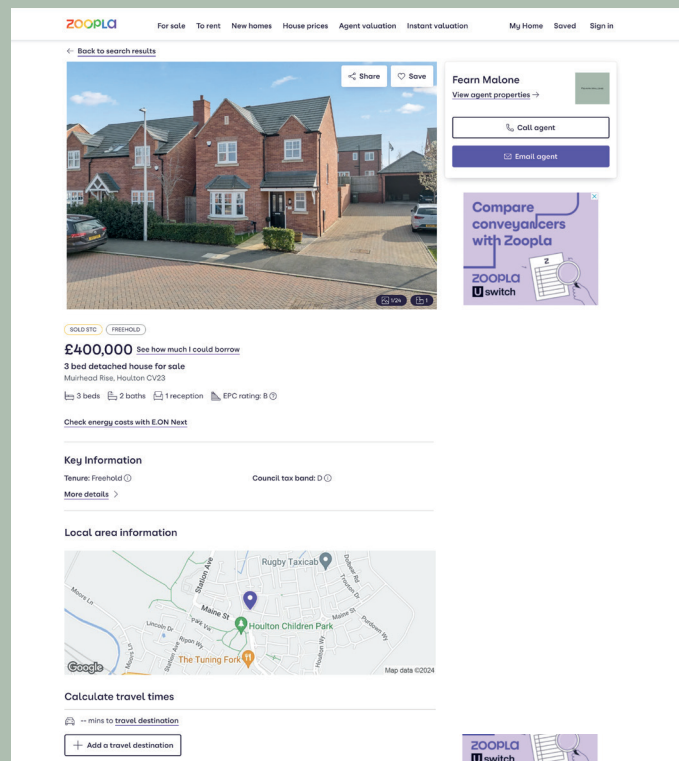
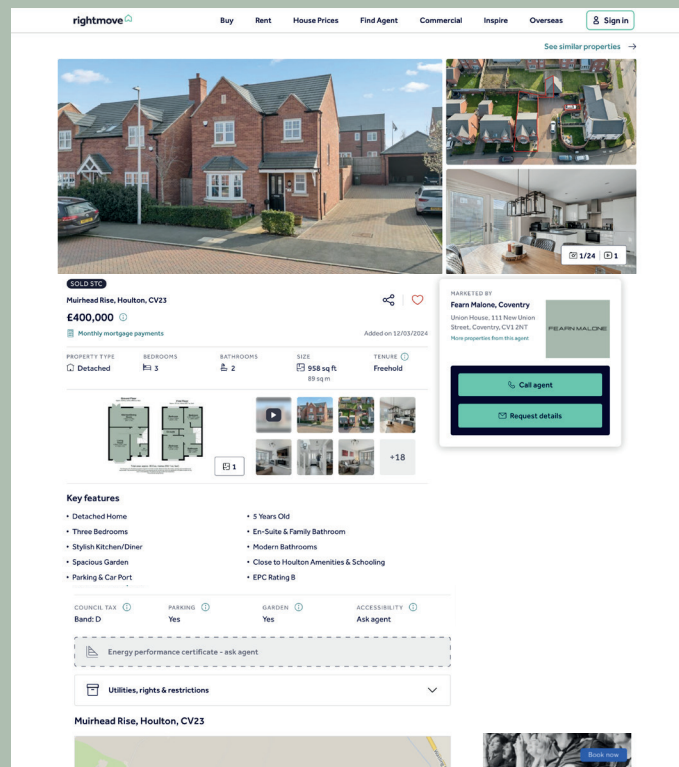
RIGHTMOVE

Rightmove is the UK's largest property portal, providing a comprehensive platform for buying, selling, and renting properties.

ZOOPLA

Zoopla is a leading UK property website, offering a rich resource for buying, selling, and renting homes.

- ✓ **Largest Audience:** Rightmove & Zoopla are the UK's most popular property websites, attracting millions of potential buyers every month, ensuring your property gets maximum exposure.
- ✓ **High-Quality Leads:** These platforms attract serious buyers actively looking to purchase, increasing the chances of receiving genuine inquiries and offers.
- ✓ **Advanced Search Features:** Rightmove & Zoopla have sophisticated search tools that help buyers find properties that meet their specific criteria, making it easier for your listing to stand out.
- ✓ **Detailed Listings:** You can showcase your property with extensive descriptions, high-quality images, virtual tours, and floor plans, providing a comprehensive view for potential buyers.
- ✓ **Mobile Reach:** With a user-friendly mobile app and a responsive website, Rightmove/Zoopla ensures buyers can view your property on the go.
- ✓ **Market Insights:** Vendors gain access to valuable market data and insights, helping to set competitive prices and understand market trends.
- ✓ **Trust and Reputation:** Rightmove & Zoopla are trusted brands with a strong reputation, giving potential buyers confidence in your listing.
- ✓ We also Showcase your property across our socials Facebook, Instagram, Tik Tok & YouTube. To help us reach different types of audiences and viewers.



WHAT WE DO

Accompanied viewings, our offer process & chain checking

At Fearn Malone, we are dedicated to providing a seamless and stress-free property buying and selling experience. Our commitment to excellence ensures that every aspect of your property journey is managed with the utmost care & professionalism. Here is a detailed outline of our services & processes:

ACCOMPANIED VIEWINGS

We understand that viewing a property is a crucial step in your buyer's decision-making process. That's why we accompany all viewings to ensure that you receive comprehensive information about the property and its surroundings. Our experienced agents are on hand to answer any questions the client may have and provide expert advice.



OFFER PROCESS

Once you have an offer on your property, our offer process is straightforward and transparent. All offers are presented to our vendors within 24 hours of receiving them. If we have to negotiate higher then we will.

Our agents will obtain the following information from your buyer:

- 1 Copy of their Photo Identification** - Passport or Driving License
- 2 Copy of their proof of residency** - A utility bill or bank statement dated within the last three months.
- 3 Proof of deposit** - a bank statement dated within the last 3 months proving how much deposit the buyer has
- 4** If the offer is a full cash purchase, we will obtain bank statement(s) adding to the total value of the offer
- 5 If the offer is a mortgage purchase** - we will obtain an Agreement in Principle (AIP) to prove they have spoken to a mortgage advisor securing their financial backing to proceed. We will also obtain the mortgage advisor details to chase surveys.
- 6 Conveyancing Solicitor** - Once the offer is accepted we will obtain your buyer's conveyance details whether that's our recommended solicitor or their own.



CHAIN CHECK PROCESS

Before your buyer's offer is accepted and if they are of a property chain, we take the following steps to ensure the chain's stability:

- 1 Chain Verification** - We verify the chain by contacting all agents involved in the chain to confirm the status of their sales.
- 2 Continuous Monitoring** - Throughout the process, we regularly check the progress of the chain to identify any potential issues early.
- 3 Communication** - We maintain open communication with all parties to ensure everyone is informed and any issues are promptly addressed.

WHY CHOOSE US?

Expert Guidance - Our experienced agents provide knowledgeable advice and support at every step.

Transparency - We believe in clear communication and keep you informed throughout the process.

Commitment - We are committed to making your property journey as smooth and successful as possible.

OUR RECOMMENDED SOLICITORS

Taylor Rose - Smart modern law.

- ✓ Our average time to exchange is 68 days vs the national average of 150 days.¹
- ✓ Our fall through rate is 9.9% compared to the national average of 25%.²
- ✓ Rated 5* on google (5176 reviews) and rated 4.5*/5* on trust pilot (3543 reviews).³
- ✓ We have 28 local high street offices across the UK, with technological advances to be able to manage everything online.

From the everyday to the most complex issue, our friendly professional property lawyers will provide you with clear, concise advice.

We are a top 60 law firm with over 600 lawyers operating across England and Wales, we cover every area of property law. Unlike any other law firm, we operate dynamically, constantly looking for smart ways to succeed.



VISIT [TAYLOR-ROSE.CO.UK](https://www.taylor-rose.co.uk) TO FIND AN EXPERT YOU CAN TRUST
CALL 0345 0441 555 OR EMAIL [INFO@TAYLOR-ROSE.CO.UK](mailto:info@taylor-rose.co.uk)

DEDICATED SALES PROGRESSOR

Our conveyancing experts deliver expert knowledge and understand what makes transactions exchange quicker

Sales and purchases always take too long. From the initial offer or reservation, it currently takes an average of 20 weeks to exchange.

We can significantly reduce this time frame. Our experienced team goes beyond 'chasing updates' - instead we add value by assisting buyers and sellers, explaining the conveyancing process and ensuring progress is made without unnecessary delays. Our aim is to keep solicitors away from their phone and email, enabling them to pursue the legal work that secures the actual exchange.



SALES PROGRESSION – SORTED



LEGAL EXPERTISE

Our Sales Progression team is full/rich in ex-legal experts – this means we update our estate agent and housebuilder clients with thorough, precise and accurate updates without fuss or jargon. Our team has seen every type of legal delay and knows how to get them resolved and exchanged without fuss.



EXPERTLY UPDATED BUYERS AND SELLERS

We ensure your buyers and sellers are updated weekly – we take them through the whole process ensuring they are informed and updated – without confusion.



COMPLICATED CONVEYANCING HURDLES ARE TAKEN CARE OF

Anti-money laundering legislation is increasingly onerous and needs more explanation. Legal issues are ever more complicated with more red tape for everything, from façade certification, to septic tank and boundary issues.

REVIEWS

Take a look at some of our excellent reviews from Google & Trustpilot

“ Jamie and Alex at Fearn Malone were so helpful in helping my partner and I find our first rental place together! They accommodated our needs when it came to a weekend viewing, and made the application and process straightforward. Even during the referencing they worked with us to ensure the process went as smoothly as possible. They have also been great with answering any queries related to the new property since we have moved in. I'd definitely recommend the team at Fearn Malone for anyone looking for excellent service when finding a new place to call home! ”

Soph

“ Overall, I am extremely impressed with everyone at Fearn Malone Estate & Letting Agency. The help and service from the team has been priceless; from problem solving to searching for and verifying certificates and resolving other issues. The service was efficient and professional. I would highly recommend Fearn Malone Estate & Letting Agency. ”

Jon

“ I highly recommend Fearn Malone! Alex and Jamie were very professional and supportive throughout the viewing and booking process for accommodation in Rugby. They truly stood out from the other agencies I contacted! ”

Elsa

“ Could not be happier with the service provided by Fearn Malone, the entire process from viewing a property to securing and moving into the property was shockingly smooth and the subsequent communication was amazing. Would highly recommend. ”

Leyton

“ Knowledgeable & courteous people will help you to support your search for a home, find tenants, manage your properties. I sound like a brochure but this firm is soooo much more than their services, they all have a personal touch that is not faked or dismissive, everyone in Fearn Malone is enthusiastically engaged with you & you feel treated like a human being rather than a code in their profit book. Thank all of you (Jamie, Alex, Matt and all the others!) for the help so far & hope to continue to work with you in the future! ”

Cris

“ Fantastic agency, really helpful and a very efficient and easy process. ”

Jennifer

NOTES

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