

# TAKING THE STRESS AND WORRY OUT OF PROBATE PROPERTY SALES



On average our expert team take just **24 days\*** to sell a property

## Our Purpose

---

### TAKING THE STRESS AND WORRY OUT OF PROBATE PROPERTY SALES

Losing a loved one is a difficult time, fraught with challenges, emotion and complications for the executors of the estate.

At Executor Solutions, we're here to take away the stress and worry associated with selling a probate property – providing you with a complete, end-to-end service designed to help you sell quickly and for the best possible price.

Handling everything from valuation through to legal completion, we'll ensure that the process runs smoothly, providing real value for the beneficiaries.

Working with individuals, solicitors, trusts and charities nationwide, we're here to take the weight off your shoulders and have an exemplary track record in successfully selling probate property of all types.

Committed to delivering a quality service, we operate on a 'no sale, no fee' basis, and on average, it takes our expert team just 24 days to sell a property - so you can relax in the knowledge that the sale is in safe hands.



## Our Solutions

### Probate valuation & recommendation report

Obtaining three valuations from trusted local estate agents (and RICS probate valuation if required), we'll produce a comprehensive and impartial valuation report, compliant with section 160 of the inheritance tax act 1984, containing everything your solicitor will need to satisfy due diligence.

### Marketing

We will look to actively market the probate property through three trusted local estate agents. If required, for an additional cost, we can arrange for an energy performance certificate. We'll keep you up to date with all developments.

### Securing a sale

All potential buyers are financially qualified by our sister company, Mortgages Made Easy, and we ensure they are in a position to proceed with the purchase. We can arrange for 7-day notices in the press and facilitate sealed bid offers where appropriate.

### Progressing a sale

Our sales progressors are dedicated to driving the sale forward, keeping in regular contact with the purchaser and their solicitor. We manage the process to ensure that everything runs as smoothly and quickly as possible, whilst keeping you up to date every step of the way.

### Additional support

Supporting you with every aspect of the probate property sale, we also provide, at additional cost:

- **House clearance** – removal of furniture, cleaning and garden maintenance
- **Securing property** – changing locks and regular inspections
- **Repairs** – re-decoration and remedial works
- **Vacant property support** – inspections, meter readings, draining of heating/plumbing systems

“ Executor Solutions provide a service that proves to be not only incredibly efficient, but also professional. The whole process, from initial valuation of property for probate purposes, the Valuation Report that’s provided, weekly marketing updates and indeed sales progression to completion ensures that our clients are looked after during what can be a very difficult time. We are proud to associate ourselves with Executor Solutions, and would recommend their services to anyone needing assistance in this field, be it a business or private client. ”

**Catie Spink, Thompson Smith and Puxon Solicitors**



# Our Approach

---

## A COMPLETELY BESPOKE SERVICE, BUILT AROUND YOU

**Choose Executor Solutions and you'll benefit from a quality, responsive and end-to-end service that works for you.**

**We will:**

- Act on your behalf during all negotiations
- Quickly arrange valuations from three trusted local property agents
- Provide detailed, accurate and impartial valuation reports within 48 hours of the last estate agents inspection
- Actively market your property with proven strategies designed to ensure you get the best price in the fastest timescale
- Regularly inspect the probate property, should it be vacant
- Support you from start to finish
- Keep you informed with regular contact
- Achieve the best possible price for the probate property

# Our Method

---

## WE HANDLE EVERYTHING, SO YOU DON'T HAVE TO

Managing everything from initial valuation to handing over keys on completion, our service is designed to provide you with real security and peace of mind.

### Meeting your legal obligations

Creating a comprehensive valuation and market appraisal compliant with section 160 of the inheritance tax act 1984, we'll provide you with all the documentation needed by your solicitor to satisfy due diligence.

### Clear, competitive pricing

With competitive pricing, we operate on a no sale, no fee basis, so if we don't sell the probate property, you won't pay us a penny.

### Monitoring and communication

Keeping you informed about the progress of the sale, we'll regularly inspect a vacant probate property, providing you with weekly updates and reports.

### A quick sale and the best price

On average, it takes us just 24 days from placing a probate property on the market to an offer being accepted.

## Our Business

---

At Executor Solutions, we are completely focused on supporting executors with the sale of probate property. Committed to achieving the best results for our clients, our business has grown and developed on the strength and reputation of our service, through customer recommendations and repeat solicitor business.

---

### Our people

Choose Executor Solutions and you'll benefit from the support of friendly, talented property professionals with extensive experience handling every aspect of the probate sales process.

Working hard to understand your individual situation and requirements, you'll benefit from the support of dedicated specialists at every step of the way.

### Moving Made Easy

Executor Solutions was founded as a sister company to Moving Made Easy – a specialist property sales company trusted by homeowners and house builders across the UK. It now works with many of the UK's leading building and development companies, including Barratt Homes, Berkeley Homes, David Wilson Homes, Redrow Homes and Churchill Retirement Living, to name but a few.

IN ASSOCIATION WITH



“ I have found Darren and the team at Executor Solutions offer a fantastic, prompt and efficient service. To date, they have established a 100% success rate in achieving sales for our clients at the market rate or above and have provided additional assistance from key cutting to gardening services. Nothing has been too much trouble and I recommend them without hesitation ”

**Sharon Edwards TEP, Estate Planning Consultant with  
IWC Estate Planning & Management Ltd**



## **EXECUTOR SOLUTIONS**

The Fairways  
Earls Colne Business Park  
Earls Colne  
Essex  
CO6 2NS

**T: 01787 221219**

**F: 0808 2802097**

**E: [info@exec-solutions.uk.com](mailto:info@exec-solutions.uk.com)**

**W: [www.executorsolutions.co.uk](http://www.executorsolutions.co.uk)**

