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## Selling your property with Reid & Roberts

In this tough market choosing the right estate agent is crucial. Reid & Roberts employs experienced, professional, friendly staff with a wealth of estate agency knowledge.

We strongly believe that to bring the business in, we need to constantly make the calls out. All of our properties are matched out to the relevant buyers on a daily basis. We e-mail, post, telephone and text out all our properties to maximise those all important potential viewings.

Through our rental department we also have a huge number of investors with money on hand for that all important quick sale.

Reid & Roberts guarantee that every possible lead is followed up, we endeavour to give feedback from potential buyers within 24 hours and provide regular client reviews.

Estate agency is about communication. If buyers are aware of our stock and our clients are aware of our buyers, we will sell more properties. Communication, motivation and an understanding of what buyers and clients are looking for is the key to any good estate agent. We aim to outperform our competitors.



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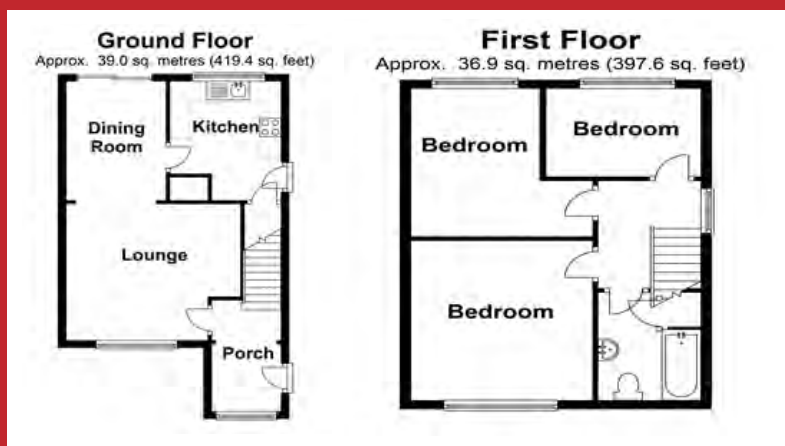
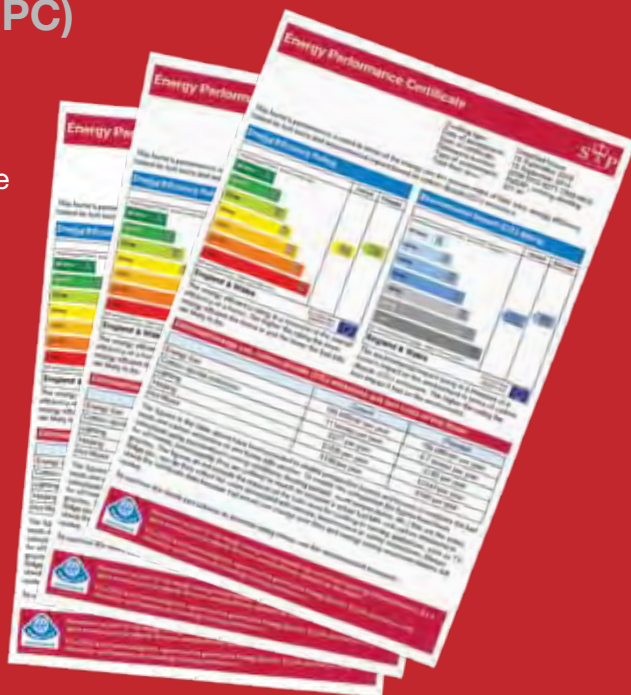


## Energy Performance Certificate (EPC)

Since 2010, Energy Performance Certificates have become mandatory on all properties For Sale and To Let in England and Wales which needs to be available on request to any prospective purchaser or tenant.

Reid & Roberts can assist you with this and are able to refer you to a Qualified Energy Assessor. We can arrange this for you at a cost of £80, this must be done before marketing your property.

An EPC provides information about your property's energy usage and typical costs as well as recommendations about reducing energy usage and saving money. They are valid for 10 years.



## Floor Plan

A Floor Plan is a 'Birds Eye View' way of looking at your property. As well as photographs and room measurements, this enables prospective buyers to look at the room layout and will provide them with a more detailed view of your property.

## Reid & Roberts - Mold Branch

Reid & Roberts office is situated in the main thoroughfare of Estate Agents in the centre of Mold. Mold being the largest historical market town in the County of Flintshire and has a proud history. The medieval church of St Mary's is the centre piece to the town. The beautiful Clwyd Hills to the west of the town are ever popular with walkers and is located on the northern section of the Offa's Dyke Path, the long distance walk that leads from Prestatyn to Chepstow in the south of Wales.

Today Mold is in easy reach of the many tourist destinations throughout North Wales which boasts a vast variety of restaurants, shopping and cultural activities, in particular the popular Clwyd Theatre Cymru overlooking the Alyn valley. The theatre building also houses a restaurant and cinema.

The town centre is busy with activity during the traditional Wednesdays and Saturday street markets. The livestock market is held adjacent to the town centre on Monday and Friday each week. On the first Saturday of each month, Mold Farmers' Market sells fresh local produce direct to customers from the St Mary's Church Hall. In contrast Mold has a variety of main supermarket chains and stores.

Mold has a selection of established successful English and Welsh speaking schools both at Primary and Secondary level, including a Catholic primary school with transport to Catholic Secondary School in neighbouring town of Flint. Extensive public sports facilities can be found at the Mold Sports Centre with the addition of a bowling green, cricket club, rugby club, tennis courts and astro turf flood lit football ground.

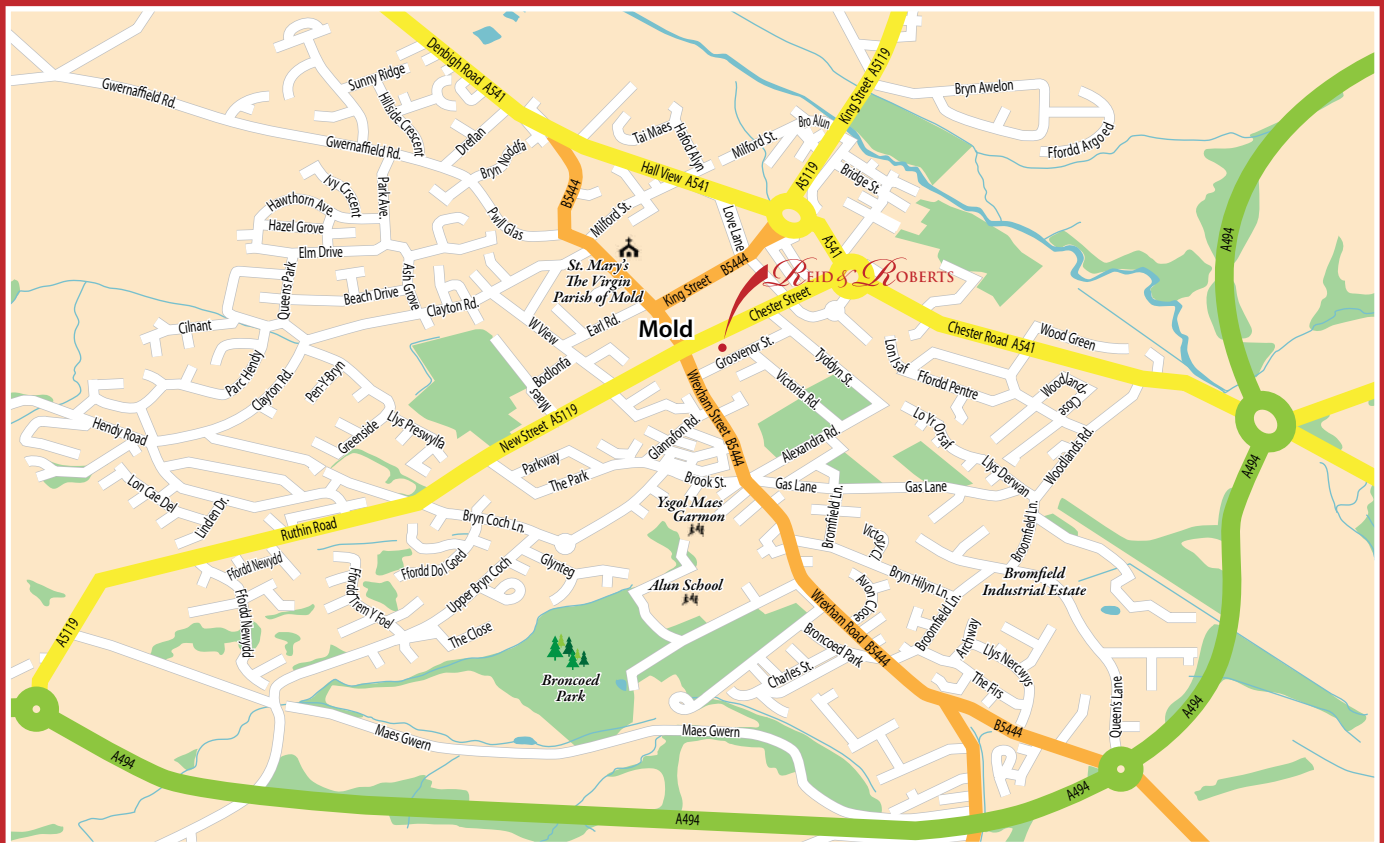
Mold is situated off the main A55 express way providing excellent transport links to major motorways and easy access to neighbouring towns, including Chester City Centre and the North West.



Branch Manager: Lisa Roberts • Sales Negotiator: Hayley Roberts  
Sales Negotiator: Rachael Oates

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INDEPENDENT ESTATE & LETTING AGENTS



## Reid & Roberts - Flint Branch

Reid & Roberts office is centrally located on Church Street in the historic Town of Flint. Flint offers a wide range of local and family run shops as well as the larger named popular supermarkets; the Flintshire Retail Park offers a wider range of supply chains businesses, along with fast food outlets and locally run DIY Store.

Flint is located in North East Wales, adjoining the River Dee to the north of the town of Mold. Flint has views to the south of the town including Halkyn Mountain and across towards the Wirral over the Dee Estuary.

There are several Primary Schools including Welsh, English and Catholic with the addition of Ysgol Pen Coch Primary School for younger children with specific educational needs. Flint High School is the main feeder school for the local primaries as well as St Richard Gwyn Catholic High School. Ysgol Maes Hyfryd is a purpose built Secondary School specifically designed for children with specific educational needs.

The Jade Jones Pavilion Flint has been renamed in recognition to our 2012 Olympic Tae Kwondo Gold Medallist. Situated on Earl Street, the Centre's facilities include an 8 lane ten pin bowling alley, a 4 lane flat green bowling rink, a pirate galleon-themed children's adventure soft play area, a fitness suite, a 25 metre swimming pool and children's learner pool, a café and licensed bar, and multi-activity studios for fitness and dance classes. Flint also offers a football stadium and the Royal National Life Boat Association.

Flint offers great transport links throughout North Wales and the North West via bus links. Flint also offers a local train station with trains going through to Bangor, Chester, Manchester, Cardiff and London along with many more destinations. Road links to the A55 include the relatively new Flint Bridge which is the largest cable stayed bridge in Britain connecting the Deeside Industrial area with the main commuter links to Chester and throughout the North West.



Branch Manager: Julie McGlade • Valuer: Rachel Forrester  
Sales Negotiator: Elle Davies



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## Reid & Roberts - Holywell Branch

Reid & Roberts office is located on Holywell's main High Street which has a street market every Thursday.

The town centre is predominantly made up of Grade II listed Georgian and Victorian period buildings and offers many businesses and independent stores to serve the shopping needs of those local to the town and surrounding villages. The small scattered communities and villages around Holywell Town are all connected by a frequent bus service. The town contains English, Welsh and Catholic primary schools which are feeders to Holywell High School with a bus service to Welsh speaking and Catholic High schools in the neighbouring towns of Flint and Mold. Holywell also offers a well equipped leisure centre having a fitness suite, a 25 metre swimming pool and children's learner pool and a multi-activity studios for fitness and dance classes. Holywell has a variety of restaurants, several public houses, doctors surgery and a recently built community hospital.

A ten minute walk from Holywell Town Centre is the Greenfield Valley which has a number of conserved mills and structures from bygone ages and is the only place in Wales to have seven scheduled ancient monuments. Holywell boasts one of the seven wonders of Wales being St Winifred's Well which is considered to be a Holy Well which is surrounded by a 7th century chapel. Greenfield Heritage Valley is a popular attraction for families and walkers with open play grounds, farm animals, educational activities and a quaint café.

Holywell is a gateway for the keen Rambler to explore the surrounding unspoiled countryside from the panoramic heights of the Halkyn & Brynford Common to the banks of the River Dee estuary.

The Town is conveniently less than five minutes travelling time from the A55 dual carriageway and the A548 coastal route, which link up to the main motorway networks throughout the Northwest Region.



Branch Manager: Richard Newsome • Sales Negotiator: Rebecca Nicholls  
Sales Negotiator: Dawn Williams

## INDEPENDENT ESTATE & LETTING AGENTS



## Renting out your property with Reid & Roberts

We aim to give our Landlords peace of mind, that we are there to help, every step of the way of the renting process. Promoting your property in our branches and advertising on the internet; your tenant is merely a telephone call or email away.

Our dedicated rental's team, with their marketing methods and extensive experience, offer a free of charge, no obligation rental appraisal of your property. With our local knowledge and expertise, in both residential and commercial lets, we strive to achieve a smooth running let. We are passionate about customer service being one aspect of the key to our success, going that extra mile to ensure that your property is in safe hands, having a 24/7 telephone number with full management.

We offer a number of services, namely Finder's Fee, Let Only, Part and Fully Managed and a Guaranteed Rental. Some of which provide a rent insurance and all have an accompanied vetting service to include a credit check. Our rates are very competitive and there is a no let, no fee policy.

Whether you are renting your home or an investment property, we pride ourselves in giving sensible and practical advice. Having an EPC, Maintenance and Gas Surveyor on hand, we ensure your property complies legally. We are a dedicated agent, with our staff hosting over 20 years in the industry, witnessing every aspect of the entire letting process. We have a Financial Advisor to discuss any 'Buy to Let' needs.

Being an established business, we have expanded due to our successful portfolio of properties rented out. From a room in a shared house to a property with land, a shop or industrial unit, we can tailor a rental package to suit your requirements.



Rentals Manager: Louise Reid  
Rentals Administrator: Alex Millington



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Service Features	Finders Fee	Let Only	Partly Managed	Fully Managed	Guaranteed
Free Rental Assessment	✓	✓	✓	✓	✓
No Let - No Fee	✓	✓	✓	✓	✓
Market & Advertising of your property with Rightmove website as well as our branches	✓	✓	✓	✓	✓
Conduct viewings of the property to include evening & weekend	X	✓	✓	✓	✓
Tenant selection & referencing to include employment checks, affordability & previous landlord checks	✓	✓	✓	✓	✓
Preparation of Tenancy Agreement	X	✓	✓	✓	✓
Security Deposit Holding	X	✓	✓	✓	✓
Rent Collection	X	X	✓	✓	✓
Regular Gas Compliance Auditing	If Req.	If Req.	✓	✓	✓
Tenant Checkout Service	X	X	✓	✓	✓
Tenancy Renewal	X	£50	✓	✓	✓
Professional Inventory with Photographs	X	£30	✓	✓	✓
Annual Rent Assessment	X	X	✓	✓	✓
Account Statements	X	X	✓	✓	✓
Property Maintenance Quotations	✓	✓	✓	✓	✓
Premium listing on Rightmove at an additional cost	✓	✓	✓	✓	✓

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As independent mortgage advisers, UKI Financial Planning is free to source mortgages from the whole market place and using their expertise, they will evaluate the different products available to find you the most suitable mortgage.

**Mortgages are a big financial commitment and we  
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