

**SPECIALIST PROPERTY SOLUTIONS**



## SCOPE OF SERVICES

At SPS we aim to fulfil all aspects of a property transaction. From finding a plot of land, submitting planning, market appraisal, sourcing development finance, off-plan sales & marketing, residential mortgages & handovers.

1. Land Sourcing & Development Appraisals
2. Stamp Duty Land Tax & Acquisition Costs Review
3. Residential & Commercial Finance
4. "Virtual Sales Director" – New Home Sales
5. Residential Sales
6. Additional Property Services

Our valued team of experienced property professionals are led by the two Directors of the business, Fraser Scott & Michael Kennedy.



# RESIDENTIAL SALES

Specialising in the South Manchester area, our team of local experts can provide quick, accurate and up to date market valuations.

Our scope of services for residential sales are as follows:

- “Sneak Peak” & “Coming Soon” social media activity.
- Professional Photography.
- Full length video tour plus TikTok tour for social media.
- Arrangement of EPC.
- Dedicated member of the team providing viewing feedback and weekly activity reports.
- A team of weekday, weekend & evening viewing representatives to ensure all potential buyers are accommodated.
- Regular email marketing campaigns to share your property with our database.
- Option of discreet marketing if required.



SPS  
SPECIALIST PROPERTY SOLUTIONS

0161 529 9922  
specialistpropertysolutions.co.uk

SOLD

Our socials...

- 📷 @specialistpropertysolutions
- 📘 @Specialist Property Solutions
- 🎵 @xxx
- 📌 @Specialist Property Solutions



## LAND SOURCING & DEVELOPMENT APPRAISALS

Through our many years of experience within the industry we have gained strong relationships with an extensive database of property developers and landowners across the Northwest. Whether you are looking to buy or sell your plot of land, with or without planning, we are here to help.

If you are looking to buy a plot of land for re-development or are already going through the process of an acquisition, we can help with the following:

- Produce a detailed report on the development and surrounding area.
- Produce end values for each of the units and compile a GDV which may also be useful for lending purposes.
- Make suggestions for any potential amendments to plans to ensure the best value possible is extracted from the site.
- Introductions to trusted developers or building contractors to assist with the development of the site where required.

We have built long standing relationships with respected local architects, surveyors, solicitors and other trade professionals, all of which we can work with to ensure you have the best possible service when acquiring or disposing of land or buildings with development potential.

Considering splitting up the title on your current property and looking to develop yourself or to sell on, we can assist with this as well!

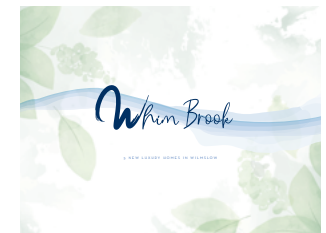
# “VIRTUAL SALES DIRECTOR” – NEW HOME SALES

This service is perfect for SME Developers who do not have their own internal Sales Director but require a dedicated team to cover all your bases whilst you focus on the construction.



Our services include, but are not limited to:

- Branding & Brochure Development
- Development Naming
- Logo Concept
- Brochure Copy Writing, Design & Print
- Sales Materials
- Site Hoarding Design, Print & Installation
- Pull Up Banners, Window Cards & For Sale Sign
- Website Development
- URL & Hosting
- Bespoke Website Building & Maintenance
- PR & Advertising
- Press Release Advert
- Social Media Advertising
- Creation of the Developments own Social Media Handles
- Photography & Video
- Professional Photography
- CGI Creation
- Video tour
- Drone Footage
- Launch Event
- Planning, research, and implementation of launch event
- Portals
- Access to all the main property portals including Rightmove & Zoopla
- Agent & Sales Management
- Off-plan sales marketing of units
- Regular Viewing Feedback and Market Briefings from SPS Sales Manager
- Assistance with Help to Buy or equivalent affordable housing schemes
- Handovers and post completion support





## STAMP DUTY LAND TAX & ACQUISITION COST REVIEW

With decades of experience in the property sector, we have partnered with specialist tax advisors and accountants to bring a selection of bespoke services. These include; reclaiming overpaid SDLT, negotiating 106 & C.I.L payments, tax credit claims for land remediation and the associated costs.

We are utilising many different methods which include multiple dwelling & uninhabitable dwelling relief.

**All we need from you to help start the conversations is:**

- Original date of purchase and purchase price.
- Original SDLT paid upon completion.
- Purchased in a company or personal name?
- Estate agent sales particulars or contractor/surveyor reports.
- Planning reference number.

Please call or email our Customer Relationship Director Louise Bredenkamp on 0161 529 9922 or [Louise@specialistpropertysolutions.co.uk](mailto:Louise@specialistpropertysolutions.co.uk)

We can then follow up by advising what reclaim if any we are able to get for you and what forms we require to move forward.

## RESIDENTIAL & COMMERCIAL FINANCE

Here at SPS we have connections with some of the UK's largest and specialist lenders.

Our Partner company Archie John Financial Solutions is a regulated mortgage brokerage and are a member of the Cornerstone Network who have access to deals with a wide range of High Street and Specialist Finance providers to help assist with your personal needs.

- First Time Buyers
- Re-mortgaging
- Moving Home
- Buy to Let / Let to Buy
- Right to Buy
- Shared Ownership
- Auction Finance
- Self Employed

Please call 0161 529 9923 for further information.



---

Archie John Financial t/a Archie John Financial Solutions Ltd is an appointed representative of The Cornerstone Network, a trading style of the Cornerstone Finance Group which is authorised and regulated by the Financial Conduct Authority. The guidance and/or advice contained within our website [www.archiejohn.com](http://www.archiejohn.com) is subject to the UK regulatory regime and is therefore primarily targeted at consumers based in the UK.

---



## DEVELOPMENT FINANCE

We work with a wide range of development finance lenders and can access deals which are not widely available for all direct clients.

There are options of finance which can help fund the acquisition, planning and development of land or an existing property.

Give our team a call on 0161 529 9922 to discuss your requirements and we are normally able to secure initial terms for your project the same day.



## ADDITIONAL PROPERTY SERVICES

### LETTINGS

Our experienced team of Lettings Professionals can assist you with any rental or valuation enquiry. With our "Let Only" service we can swiftly market your property with professional photography, floorplans and video tour to ensure your investment is vacant for as little time as possible, if any!

### AUCTIONS

We partner with an online auction platform to offer an alternative to the traditional sales route on our website and portals. Call our office to find out more information and see if this is right for you!

### POST COMPLETION MANAGEMENT

Are you a developer who wants a hands-off model for sales aftercare? Let us deal with the buyers on your development and liaise through either yourself or your contractor.

### SNAGGING

Our experienced in house team can help conduct snagging reports for buyers directly or work with the developer to provide buyers advice on snagging and defects prior to completion.

### PROPERTY SOURCING

Can't find the right home for you? Register your details with our team with your specific requirements and through our database and prospecting tools we may be able to find you your perfect home before it even goes on the market!

### PROPERTY INVESTOR ADVICE

We work with a number of landlords and property investors to help source bulk purchase deals from developers and can also provide advice on rental yields for your own purchases.



## SPS

Specialist Property Solutions was established in 2017 by a team with over a century of combined experience across all aspects of the residential property market.

Through our background in new build residential development and estate agency, we can provide expert property solutions to homebuilders, property investment companies and property entrepreneurs at all stages of the residential development life-cycle.

We look forward to assisting you on your property journey.







0161 529 9922 [www.spsols.co.uk](http://www.spsols.co.uk)