

# Valuation Booklet

**KIVELLS**

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# Welcome

Kivells is a proudly independent business and has served the communities of Devon and Cornwall for generations.

Succeeding through trusted sound advice, whilst delivering above and beyond expectation with the latest marketing methods.

*#TheKivellsWay*







*The sign that sells.*  
Available 7 days a week.

[kivells.com](http://kivells.com)



# National reach... local knowledge

## 01 Digital Marketing

With over 90% of house movers starting their property search online, our new, state-of-the-art website is the perfect place for their buying journey to begin, receiving millions of page views each year.

## 02 Social Media

Over 10,000 followers on the leading social media platforms as well as targeted advertising to reach those searching for a property like yours.

## 03 WhatsApp Business

We can connect with potential buyers on their favourite channel by providing direct, personalised communication which fits around their day.

Kivells will market your property using the very best digital and traditional platforms to reach millions of potential buyers nationally.



## 04 Property Portals

We offer 100% property portal exposure for all our clients! When you instruct us to sell, you can be assured that your property will be listed on all major property portals to ensure it is exposed to the widest possible audience.

## 05 Property Alerts

Your property will be matched to active buyers on our extensive database by our property professionals.

## 06 Property Brochures

We create eye-catching sales brochures with stunning imagery to showcase your property at its very best.

## 07 Sales Hubs

(our offices)

With prime office locations in Devon and Cornwall, our network of sales hubs ensure your property is promoted with expert local knowledge.

## 08 For Sale Boards

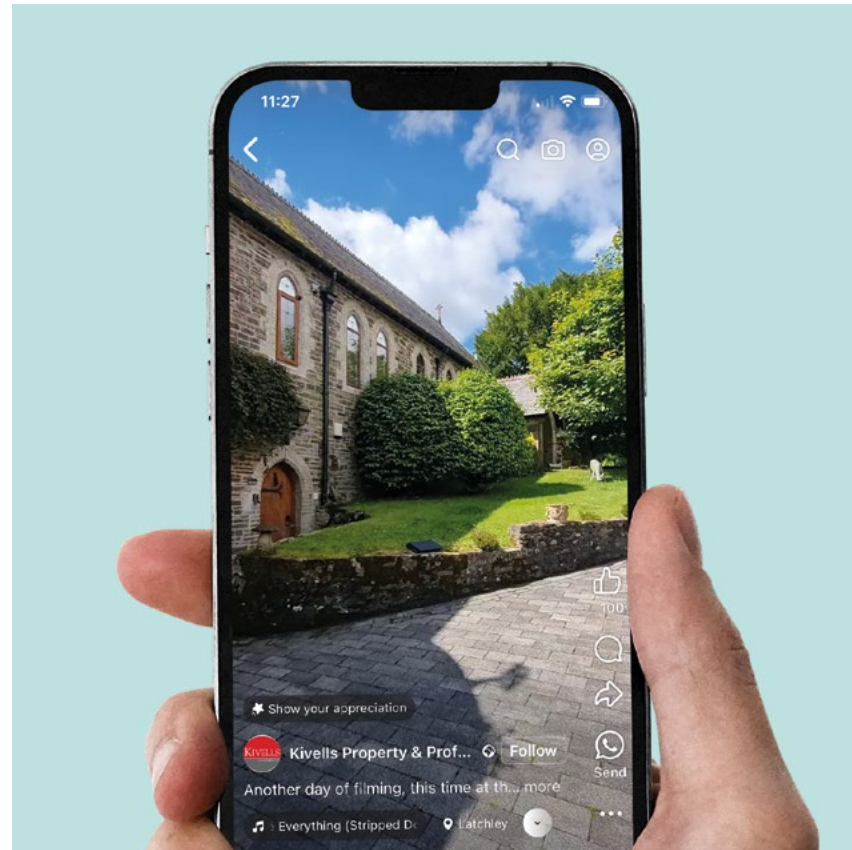
Offering your property that extra exposure, with the added benefit of a QR code, providing instant information to potential buyers.



# Getting your property...the attention it deserves



**01** Professional Quality Photography



**02** Social Media Content



**03** Laser-measured Coloured Floor Plans



**04** Drone Photography



**06** 360-degree Virtual Tours



**05** Virtual Staging



**07** Events and Exhibitions



**08** National Advertising



*A highly personal &  
professional service*

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# The path to a successful sale... starts with Kivells

Whether you are an experienced seller or this is your first sale, we will find you the right buyer at the best possible price, guiding you through your sales journey every step of the way.

Your property is our priority. We will develop a bespoke marketing strategy specifically tailored for your property ensuring it receives the attention it deserves by reaching the widest possible audience.

The hard work does not stop once an offer has been accepted. We will continue to keep you regularly informed, liaising with solicitors, mortgage lenders, surveyors and connected agents all the way through to completion.



## The Sales Process

With over 130 years' experience and hundreds of properties sold each year, we will be on hand to manage the process, right through to the day you move.





# At the fall of the gavel... the deal is done

## Collective Property Auctions

Kivells hold collective property auctions for all property types ranging from farms, land and residential property to commercial premises and development opportunities.

We have a long, successful history throughout the West Country with results reinforcing our reputation as the most successful property auctioneers in Devon and Cornwall.



**01** We have our own in-house experienced and dedicated professional auctioneers

**02** Quick and effective method of sale - at the fall of the gavel, the deal is done

**03** Competitive bidding ensures the best market price for your property

**04** Vibrant auction rooms create an atmosphere encouraging purchasers to bid

**05** Bespoke marketing plan to maximise exposure of your property

**06** Property may still be sold prior to the auction

**07** Live online bidding available to maximise exposure

## Thinking of selling by auction?

Contact your local Kivells hub for expert advice.

kivells.com



# *Expert marketeers....* **showcasing your development opportunity**

Our experienced agents begin by conducting detailed appraisals, ensuring that your project aligns with local demand and buyer profiles. We provide expert advice on the most saleable end products, to maximise appeal and marketability with our goal to help create an opportunity that stands out in the local market.

Leveraging our extensive local knowledge: we provide accurate completed sales value estimates and insights into the performance of similar and competing opportunities. This information is crucial in setting the right price and marketing strategy for your plot or conversion. We also offer guidance on the best timescales for selling, ensuring that your site is listed at the optimal time to attract the highest number of potential buyers. At Kivells, we understand that each development is unique and we tailor our services to meet your specific needs while maximising value.

Whether you are working on a single bespoke home or a larger scheme of multiple sites, we provide a personalised suite of advice and support. Our aim is to ensure that you achieve the highest possible price for your development within appropriate timescales, making the process as smooth and successful as possible.

We tailor our services to meet your specific needs.

## **Land with *vision***

At Kivells, we recognise that land can be a powerful asset and understanding how to leverage it wisely can lead to financial success. From brownfield sites awaiting transformation to greenfield expanses ripe for innovation and barn conversion opportunities, we can help you unlock your asset's full potential with considered advice and a planned route to market.





# Letting your property... offering peace of mind

During our 130 years' experience, Kivells have been trusted by thousands of landlords across Devon and Cornwall.

From knowledge and industry expertise to experience and professionalism, our ARLA-qualified agents will always aim to exceed your expectations.

Our diverse rental portfolio ranges from country houses to town flats, spanning across Launceston, Holsworthy, Bude, Liskeard, Tavistock and their respective surrounding villages.

## The Lettings Process

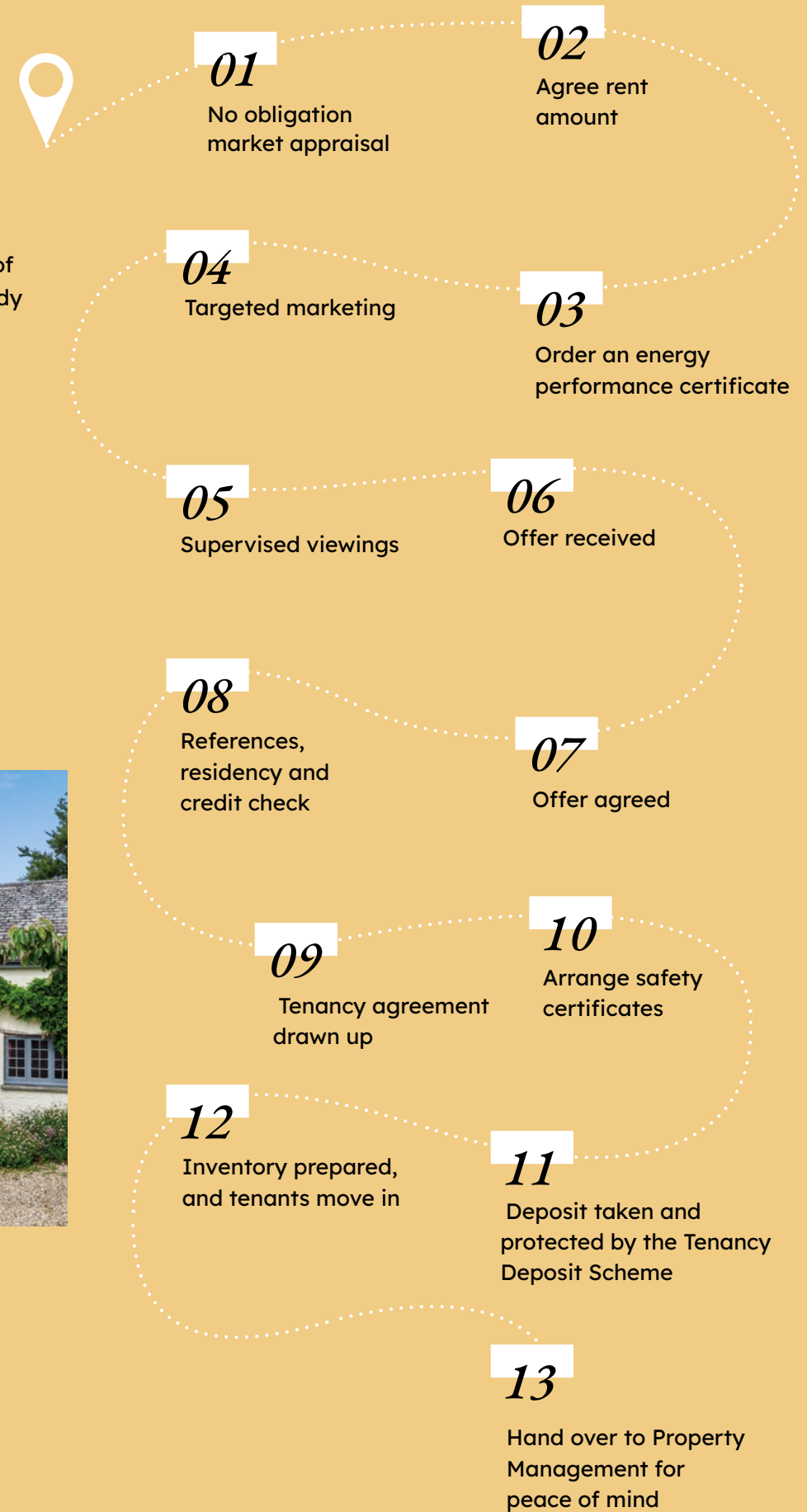
Whether you are a first-time landlord or have a portfolio of properties, our team are ready to assist you and leave you feeling confident that your asset is in the best hands.



### Thinking of letting your property?

Contact your local Kivells hub for expert advice.

kivells.com





# Dedicated team

Kivells' aim is to make the selling process as smooth as can be.

Our dedicated team are here to assist you 7 days a week to take you through every step of the sales process through to completion.



Simon Alford  
**Director**



Mark Bromell BSc (Hons) MRICS FAAV FLAA  
**Director**



Mark Bunt  
BSc MRICS FAAV  
**Director**



Thomas Rattray BSc (Hons) MRICS FAAV  
**Director**



Daniel Stokes MNAEA  
**Director**



Sam Turner MNAEA  
**Director**



Claire Quick  
BSc (Hons) MRICS FAAV  
**Land Agent**



Ian Caunter  
BSc (Hons) MRICS FAAV FLAA  
**Land Agent**



Phoebe Millar  
BSc (Hons) MRICS FAAV  
**Rural Chartered Surveyor**



Jackie Chegwyn  
**Associate and Farms Coordinator**



Mark Kivell  
**Office Manager**



Jack Alford  
**Valuer**



Sharron Ruby  
**Sales Negotiator**



Laura Westcott MNAEA  
**Senior Sales Negotiator**



William Braunton  
**Sales Negotiator**



Natalie Fitch  
**Sales Negotiator**



Claire Whiting  
**Sales Negotiator**



Nyah Rendle  
**Sales Negotiator**



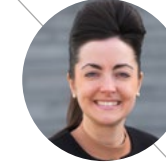
Jane Pratt  
**Secretary**



Victoria Palmer  
**Secretary**



Jane Heard  
**Secretary**



Lucy Osborne  
**Secretary**



Jessica Smith  
**Lettings Manager**



Emily Coombe  
**Lettings Administrator**





*Thank you for considering  
Kivells to sell your home.*

Instructing the right agent is a crucial decision; with Kivells you can be confident in your choice and know that we will deliver the care and attention your property deserves.

**We look forward to hearing from you.**





Your Property,  
Our Priority

[Kivells.com](https://www.kivells.com)