



# A GUIDE TO MOVING HOME

*Established since 1961*



# ALL ABOUT MAIN & MAIN

Established in 1961, Main & Main are one of the oldest independent estate agents in the Greater Manchester area offering a thoroughly professional, yet friendly and approachable service, when it comes to buying, selling and letting of property. Please look at the following pages for a detailed overview of the services we offer our clients.

Utilising our vast local knowledge and many years of experience, we can offer property for a variety of purposes. We are well placed to cater for all types of prospective home owners from first time buyers to large families and buy to let landlords.

We have compiled a list of essential and important telephone numbers. Whether you already have local knowledge, or are moving into the area for the first time, you will find this information invaluable. This guide has also been compiled not just as a guide to buying and selling your home, but to also introduce you to some of the very special businesses this area has to offer.

Main & Main has helped thousands of people buy, sell and let property for almost 60 years, so why not follow their example and put your trust in Main & Main Estate Agents. If you would like to contact us you can call into any of our offices, and talk to one of our team, alternatively, you can contact us by telephone.

At Main & Main, we pride ourselves on providing a first class customer service making you, the prospective purchaser, feel both important and confident in the way in which we help you secure the right property for your requirements. Our experienced and dedicated sales team will advise you step by step. We can offer...

- A varied selection of properties to choose from in and around the area.
- Digitally produced full colour particulars with external and internal photographs to include floor plans.
- Accompanied viewings of vacant and occupied properties arranged at mutually convenient times.
- All properties advertised on our own website [www.mainandmain.co.uk](http://www.mainandmain.co.uk) and also on [www.rightmove.co.uk](http://www.rightmove.co.uk) along with other sites in the market place.
- You may ask our representative questions at any point.
- Unlike many Agents, our office staff view every property we have for sale, so as to gain first hand product knowledge of what the house has to offer.
- We offer support throughout the purchase process, should it be required, by liaising closely with the solicitors involved in the transaction.
- Financial options to suit your individual requirements are available via our experienced and professional mortgage advisors. Why not arrange a no obligation appointment?
- We can also help you with all your household insurance requirements if required.
- Most of our staff have many years experience in the industry, with the senior partner now in his 48th year. No one knows the area like he does.

## HOW MAIN & MAIN CAN HELP YOU SELL YOUR PROPERTY

By instructing Main & Main to sell your property, you will gain access to a vast number of potential buyers via our ever expanding mailing list. Your property will also be featured on our own Internet site, [www.mainandmain.co.uk](http://www.mainandmain.co.uk), **now multi lingual website**, [www.rightmove.co.uk](http://www.rightmove.co.uk) and other sites covering the industry.

This will allow your property to be seen not just by prospective buyers looking to move within this area, but also those who are thinking of relocating. When you use Main & Main to sell your property, you will also benefit from:

- Free no obligation market appraisal of your home.
- Qualified, trained and enthusiastic members of staff.
- Full colour digitally produced sales particulars including external and internal photographs, floor plans and EPC.
- Online Marketing.
- Office staff viewings of your property in order to gain more product knowledge of your home.
- Our Agency uses experience to differentiate between potential buyers and time wasters, with viewings arranged to suit you.

- Competitive flexible fees. No sale = No fee. Also no advertising expenses should you withdraw your property from the market.
- Ever growing mailing list of prospective purchasers.
- Accompanied viewings (where applicable).
- Extensive finance options available to prospective purchasers of your home through our associated mortgage adviser.
- Assistance with furniture sales if required.

In order to market your home, we will do everything in our power to help you, such as guidance as to how prospective purchasers should be shown around your property to best advantage.

However it is important to remember you can also help the process move along by following a few hints and tips as featured in the editorial section titled "Advice to people SELLING property."

If you would like a free, no obligation market appraisal, contact us and we will be pleased to help.

naea  
propertymark

arla | propertymark

PROTECTED

## MAIN & MAIN AUCTIONEERS - PROPERTY SALES BY AUCTION

Until recently, selling property by auction was considered only to be viable if the vendor had a unique property. This impression has changed over recent years with many more houses being sold by auction.

The majority of Vendors have found the end result very rewarding. Main & Main have been selling property by auction for over twenty five years. Many clients have reaped the reward not just by selling quickly without fuss, but in many cases achieving higher prices than expected.

### Selling at Auction

If you are interested in selling your property through Main & Main you need to contact our auction centre on 0161 437 5337. They will take some information and arrange for one of their valuers to visit your property and offer a free presale appraisal. At this point you will be advised on the suitability of your property for inclusion in the Main & Main sale. You will be told about all the cost involved i.e. entrance fees, commissions payable etc.

You will be advised of the likely sale price that can be achieved, but the reserve price will not be set until nearer the sale date giving you time to assess the interest that has been shown in your property.

Main & Main will keep you informed of the progress and the amount of interest and offers made presale. With our help you will be able to set a realistic reserve price.

### Buying at Auction

Buying a property through an auction is no more difficult than by private treaty. In most cases it can be much simpler as long as you follow the guidelines.

- (1) Ensure that you have adequate finance in place so that you can bid for the property that you wish to purchase.
- (2) Have a survey undertaken to ensure the property holds no surprises. The surveyor will be able to advise you on repairs and maintenance that might be needed. Most lenders will want a survey prior to making a firm mortgage offer.
- (3) Have your Solicitor check the contract documentation before the sale.
- (4) If you are successful in purchasing at the auction you will be required to sign a legal contract and pay a deposit of 10% of the purchase price (or a minimum of £1000.00). (Cash will not be acceptable for payment of deposit). Completion dates may vary in some cases dependant on the contract conditions. Completion is usually twenty eight days after the auction.
- (5) You will be required to provide proof of identification.
- (6) You will be required to pay a Buyers Premium, please see website [www.mainandmain.co.uk](http://www.mainandmain.co.uk) for current prevailing rate.
- (7) Properties to be auctioned are usually available for viewings at set times per week for three or four weeks prior to the sale.
- (8) Always set yourself a limit.

Vendors selling property through Main and Main have found that selling by auction has been quick and hassle free, demonstrating that there is now a successful alternative to the traditional method of selling.

**MAIN & MAIN AUCTION CENTRE**  
**198 Finney Lane, Heald Green**  
**Tel: 0161 437 5337,**  
**Email: [martinm@mainandmain.co.uk](mailto:martinm@mainandmain.co.uk)**  
**[www.mainandmain.co.uk](http://www.mainandmain.co.uk)**

## ADVICE TO PEOPLE BUYING & SELLING

Selling your property quickly and gaining the best possible price has to be a priority for any prospective seller and there are a few simple steps which you can take to improve your chances greatly.

- (1) First impressions are very important, your prospective purchaser will form an opinion within thirty seconds of drawing up outside your property. So make sure your garden is kept tidy, a well kept garden usually looks larger and needing less maintenance than an untidy one.
- (2) A fresh coat of paint can work wonders to improve the appearance of your front door and window sills.
- (3) Make sure the interior of your home is free of clutter. The smell of flowers can make a room feel more welcoming as can a warm home in Winter and open windows in the Summer.
- (4) If you are showing people around your home try to be as helpful as possible and answer all their questions truthfully. If you have a dog or cat try to keep them isolated when people visit as not everyone likes animals.
- (5) There are very few purchasers who buy the home of their dreams and do not want to change anything. All too often when you view a property you see it as it is, not as what it could be.
- (6) The best way to view a property is to use the viewing record page in this guide. List all the positive and negative points of the property and your feelings about it.
- (7) Then in your own time sit down and work out how much it will cost you to alter the property to your own tastes and requirements. The businesses featured in this guide are there to help you do this.
- (8) "When selling, look at your home as a buyer and not as a seller." Ask yourself what would I expect from "this property."

## MAIN & MAIN LETTINGS & MANAGEMENT

Main & Main offers a comprehensive Lettings and Management service run by a team of experienced and friendly staff. It is a dedicated department solely set up to look after both Landlords and Tenants, (on a managed or let only basis).

As one of the leading Lettings agents in the area with virtually 60 years' experience, this family run company has a strong interest in quality residential properties of all types.

We are here to provide advice and information about the range of regulations governing lettings together with general advice for both Landlords and Tenants.

Main and Main are members of 'ARLA' and in addition subscribe to 'My Deposits.' This is a scheme run to protect both Landlord and Tenant in the event of a dispute between the parties. In addition we have 'Client Money Protection,' this being a legal requirement for all letting agents.

Legislation is now more important than ever before and all our Landlords are encouraged to abide by the rules. A well run property owned by a 'conscientious Landlord' will always let and usually demand a 'higher rent.'

N.B. Landlords and Tenants should not cut corners, as it will come back to haunt them at a later date. Always choose an agent who are ARLA members.





## WHY DO I NEED TO USE A SOLICITOR?

When buying a property you definitely need a Solicitor on your side. They know all the pitfalls which can arise when completing the sale of a property and are there to advise and guide you throughout the entire process.

When you are buying a property, they will communicate with the vendors Solicitor and ascertain exactly what is included in the agreed price.

Another very important enquiry which your Solicitor will make will be to the local authority. This is called a search and asks the authority about the things like road access, drainage, rights of way, boundaries, plans for future development and a host of other questions.

Your Solicitor will draw up draft contracts and send these to the vendors Solicitor for them to study and return as agreed or with further questions.

The financial side of matters is also taken care of by your Solicitor, who will receive the loan from your lender and then distribute the relevant amounts to the various parties concerned.

There is a great deal more to buying a house than may at first be thought and there are also a large number of areas which need the expert attention of a Solicitor. Failure to use a Solicitor can end up costing you a fortune and turning that dream home into a nightmare.





# NOT ALL ACCOUNTANTS ARE THE SAME!

It is a popular misconception to believe that accountants are only needed by people who are in business.

In today's environment where financial legislation is subject to change on a regular basis, an accountant can prove invaluable. This applies whether or not you operate a business.

Eric Langer formed Langers in 1986 and has been providing support to businesses and individuals across Stockport, Manchester and beyond. They pride themselves on providing a friendly, approachable service which is personal to each client. They have experience in all areas of accountancy and their loyal client base shows that they work hard for their clients.

Langers have considerable experience in self-assessment and acting on behalf of landlords, their knowledge of the HM Revenue & Customs rules means clients pay the least amount of tax possible.

Whether you have one rental property, or a portfolio of properties, Langers will be able to keep you up to date with your tax affairs and compliance requirements. Also Langers may be able to structure your rental properties in order to maximise the tax efficiency.

Furthermore, if you have income from property which has not been declared to HM Revenue & Customs, Langers provide a complete service for making declarations to HM Revenue & Customs which they have used to mitigate HM Revenue & Customs penalties. Langers aim to give you peace of mind that your tax affairs are in order.

In addition to services to landlords, Langers have the expertise and experience to advise their clients on all aspects of accountancy and taxation.

Their list of services include:

- Tax compliance and planning
- Accounts preparation
- Management accounting
- Business planning and advice
- Bookkeeping services
- VAT
- Payroll processing
- Capital Gains Tax
- Company secretarial
- Charity accounting \*
- Solicitors Accountant Reports \*
- Audit \*

\* undertaken by Langer & Co

Langers also offer a range of cloud accounting solutions with training packages available so you can take control of your finances conveniently.

We all have an overwhelming desire to make our money work for us in the best possible way and this being the case, you should contact Langers today.

They look forward to working with you and are confident in the knowledge that you will become one of their many satisfied clients.



8-10 Gatley Road, Cheadle, SK8 1PY

Tel: 0161 491 3788 • Email: [info@langer.co.uk](mailto:info@langer.co.uk) • [www.langer.co.uk](http://www.langer.co.uk)







# A NEW PERSPECTIVE IN ARCHITECTURAL DESIGN

There are many individual reasons for needing the service of an Architectural Designer. Maybe you are thinking of building a new home or perhaps you need a different room layout or extension in your existing home.

You may be a home owner or a business who is looking for specialist advice and guidance on how to make the best use of the space you already have.

MECHA Works was established in 2016 to focus on a broad spectrum of work ranging from engaging spaces for kids to do homework, serene open-plans that unite your family, through to conceptual centrepiece designs that transforms a city. MECHA Works delivers innovative, client-focused, budget optimised designs for Architects and their clients.

An Architectural Designer should be involved from the earliest stages of your project, as they are able to offer you the benefit of their experience in deciding how to maximise the potential of your existing property or indeed, to propose ideas for the property you are about to purchase.

They will discuss your needs in detail and then produce a design scheme.



**MECHA WORKS**



**0161 763 8759**



**HELLO@MECHAWORKS.CO.UK**



**WWW.MECHAWORKS.CO.UK**

Once you have decided on the specific area of your home or business that requires attention, they will draw up the plans and submit these to the Local Authority for Planning and Building Regulations.

They have a tremendous amount of knowledge and experience in how these two processes work and know how to satisfy the very demanding and specific requirements of a Local Authority.

They will also prepare the full building specifications needed to obtain competitive prices from various building contractors.

You can also expect them to set out their professional relationship at the start of the commission to reflect your needs.

The objectives of their clients are met by professionalism and maintaining the highest standards of performance, efficiently and economically.

Whether you need the full service, a few services, or just a 3D visualisation of your architects plans, MECHA Works can help to avoid any pitfalls at the beginning, ensuring you get the end result you always dreamed of.



## Make moving look simple

Moving home can seem a daunting prospect for many of us, however, the actual move can be left in the hands of a company that you can completely trust to do the job properly.

Black & White Delivery Solutions can assist in removals throughout Stockport and the surrounding areas. The company has all the skills, equipment and experience you will ever need.

With their vast experience in the removal and delivery industry, they know a thing or two about getting your belongings to the right place, at the right time and in pristine condition.

Black & White Delivery Solutions are fully insured and also include goods in transit insurance for any accidents, giving you total peace of mind.

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

All their staff are full time, trained and accredited. They appreciate they are dealing with your personal possessions and ensure this is handled in the right way.

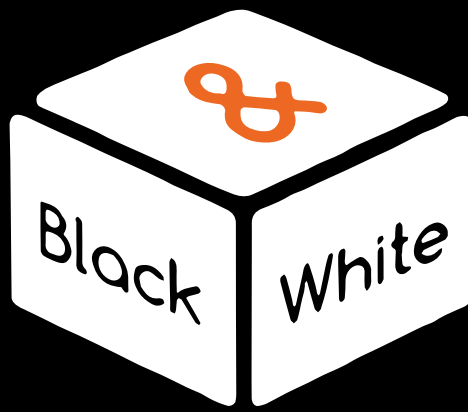
There are occasions when there is a gap between moving out and moving in and you may have to store all or part of your belongings.

Black & White Delivery Solutions have the answer and can arrange storage in a secure and modern storage facility, whether this is on a short term or long term basis.

This is useful if you wish to de-clutter your home whilst decorating or selling.

This solution is ideal to businesses who may wish to archive or store records and equipment. Why pay expensive rent in an office just to keep records you rarely use, when they can be safely and securely stored for a fraction of the cost.

For all your removal and specialist needs you should contact Black & White Delivery Solutions. They have the expertise to make sure everything goes to plan.



# Delivery Solutions

Apartment 2, 303 Wellington Road North, Heaton Chapel, Stockport, SK4 4QH

Mobile: 07947 097 797

Email: [blackandwhitedeliverysolutions@gmail.com](mailto:blackandwhitedeliverysolutions@gmail.com)

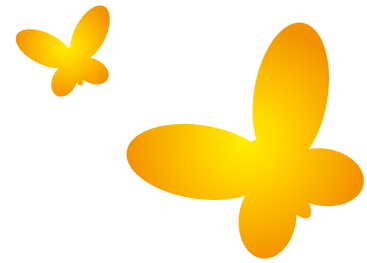
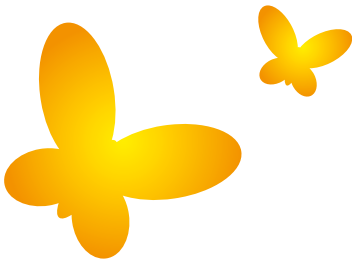
[www.blackandwhitedelivery.co.uk](http://www.blackandwhitedelivery.co.uk)

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**Checkatrade.com**  
Where reputation matters

## Services

- Dismantle and Re-build Furniture
- Pack and Protect Safely and Securely
- Single / Multiple Deliveries
- House Moves
- Office Moves
- Charity Pickups
- International Relocation Undertaken





## They Make The Best, Look The Best

Done and Dusted is a professional, eco-friendly cleaning company. They offer a one stop housekeeping service for their customers and have built up an excellent reputation for the high standard of work they carry out.

They have clients throughout Cheadle, Bramhall, Cheadle Hulme, Stockport and surrounding areas.

What makes Done and Dusted different to many cleaning companies is the fact that they offer a chemical-free, eco-friendly cleaning service which allows their customers to help the environment without any fuss.

The business specialise in domestic properties and have all the best equipment available to keep everything spick and span.

Done and Dusted is a very friendly and reliable company, with Bev and Richard always on hand to answer any questions you may have.

They always turn up on time because they know how important it is for you to come home to a clean and calm environment after a long day hard at work.

You will find their prices are competitive and they are rightfully proud of the number of clients who use them on a regular basis mainly due to the consistently high standards they maintain.

Their staff are all DBS checked, highly trained and monitored with appropriate ongoing training to ensure that all jobs pass their rigorous checks.

There are a number of services the business has to offer, all of which are aimed at satisfying the needs of their clients.

For customers who are selling their property, it is so important to present the right image to people when they are viewing your property and Done and Dusted can help you do just this.

They will clean your property from top to bottom and ensure it is presented in the best possible condition to prospective purchasers. This service is also available to landlords and estate agents.

On the other hand, if you have already purchased a property and you would like it to be thoroughly cleaned before you move in, then this is also a valuable service which is available.

You will then be able to move into your new home in the certain knowledge that all the dust and grime from the previous occupants has been completely removed.

They can be contracted on a regular basis to call at your home and carry out a pre-agreed cleaning routine which for busy individuals can be a tremendous help.

Whatever your requirements, you would be well advised to contact Done and Dusted and let them show you how they can help.

Their mission is to provide quality, eco-friendly cleaning in your home and at the same time offer a friendly yet unobtrusive service that they are sure you will be satisfied with.







**done & dusted**

16 Dorrington Road, Stockport, SK3 0PZ  
Tel: 0161 491 4927 • Email: [admin@done-and-dusted.co.uk](mailto:admin@done-and-dusted.co.uk)  
[www.done-and-dusted.co.uk](http://www.done-and-dusted.co.uk)

# MOVING CHECKLIST

Mobile phone provider	<input type="checkbox"/>
Broadband provider	<input type="checkbox"/>
Telephone provider	<input type="checkbox"/>
TV provider	<input type="checkbox"/>
Gas and electricity provider	<input type="checkbox"/>
Insurance provider	<input type="checkbox"/>
Credit card provider	<input type="checkbox"/>
Bank and/or building society	<input type="checkbox"/>
Pensions and investment provider	<input type="checkbox"/>
Loyalty cards	<input type="checkbox"/>
TV Licensing	<input type="checkbox"/>
Vehicle registration – DVLA	<input type="checkbox"/>
Drivers licence - DVLA	<input type="checkbox"/>
Inland revenue	<input type="checkbox"/>
Electoral roll	<input type="checkbox"/>
Doctor	<input type="checkbox"/>
Dentist	<input type="checkbox"/>
Optician	<input type="checkbox"/>
Vet	<input type="checkbox"/>
School	<input type="checkbox"/>
Nursery	<input type="checkbox"/>
Employer	<input type="checkbox"/>



# BUDGET CHECKLIST

## Buying your new home

Legal fees	£
Mortgage broker fee	£
LBTT (Land and Buildings Transaction Tax)	£
Deposit for mortgage	£
Arrangement fee to lender (if applicable)	£
Additional fees	£
Storage/removal company/ van hire	£
Bridging loan (if required)	£
<b>Total cost of purchase</b>	<b>£</b>

## Anticipated monthly cost

Mortgage payment	£
Life insurance/income protection	£
Buildings and contents insurance	£
Council tax	£
<b>Total monthly property costs</b>	<b>£</b>

## Settling in costs

Repairs, alterations and decoration	£
Telephone/internet	£
Gardening	£
Fixtures and fittings	£
Furniture	£
Curtains and carpets	£
<b>Total of settling in costs</b>	<b>£</b>

This Guide to Moving Home has been prepared for MAIN & MAIN of HEALD GREEN and CHEADLE HULME by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH  
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M&IN**  
MAINANDMAIN.CO.UK

**FOR SALE**  
0161 437 1338

**HEALD GREEN**  
198 FINNEY LANE,  
HEALD GREEN, SK8 3QA  
TEL: 0161 437 1338  
TEL: 0161 428 8989

**MAIN  
M&IN**  
MAINANDMAIN.CO.UK

**FOR SALE**  
0161 485 1919

**CHEADLE HULME**  
29 STATION ROAD,  
CHEADLE HULME,  
SK8 5AF  
TEL: 0161 485 1919

**MAIN  
M&IN**  
MAINANDMAIN.CO.UK

**TO LET**  
0161 491 6666

**LETTINGS/  
MANAGEMENT CENTRE**  
198 FINNEY LANE,  
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TEL: 0161 491 6666

**MAIN  
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0161 437 5337

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