



Selling your property

With us 



Welcome to Albion Knights Properties!

We specialise in lettings, tenancy management, and property sales across Northamptonshire and its beautiful surrounding villages. Selling or renting a property isn't just about finding the right buyer or tenant; it's about expertly managing every moving part to ensure a smooth and stress-free process.

At Albion Knights, we don't just list your property and hope for the best. We go the extra mile to create standout listings that include video tours and detailed floor plans—at no extra cost to you. Beyond that, we leverage the power of social media to get your property noticed by the right audience. Our goal is to maximize exposure and deliver the best possible results for you.

But our real work starts once we find a buyer or tenant. We stay on top of every detail, liaising with solicitors, buyers, other agents in the chain, and everyone involved to keep things moving.

Our team brings over 70 years of combined experience and an unwavering commitment to providing top-notch service. Our team members are local and have been living in Northampton for many years. Each of our team are proud to be referred to as approachable, knowledgeable, and passionate about property; We truly care about each client we work with. At the heart of everything we do is our belief in honesty and building lasting relationships.

Think of us as the cement to your bricks—here to support you every step of the way. As proud members of the Property Redress Scheme and UKALA, and with full client money protection, you can rest assured that your property is in safe hands with Albion Knights Properties. We are also fully registered for anti-money laundering supervision.

Let's put the personal back into property together!



Meet the team



Sally Knights
Managing Director



Claire Titley
Sales & Lettings advisor



Clair Vaughan
Sales & Lettings advisor



Elouise Lavelle
Property management



Jess Knights
Property management



01604 874400 info@albionknights.co.uk

[Our Comprehensive Property Marketing and Sales Service](#)

Professional Photography & Sales Brochures

We will handle the photography and create a detailed sales brochure for your property. The brochure will include room-by-room descriptions crafted by our team, a professional floor plan, and the property's energy performance certificate. They will be emailed to prospective buyers to showcase your home in the best light.

Floor Plans & Video Tours



It can be very frustrating when Agents don't display a floorplan with a property listing, and as a result a lot of potential buyers may scroll by to the next one. Including a floor plan can increase engagement by 30%, making it an essential tool for attracting buyers.

A virtual tour further enhances the property listing by giving potential buyers a better feel for your property, helping to identify serious buyers early in the process. We'll provide a floor plan and a professional video tour at no additional cost. All legally required material information will also be included on the listing as standard.

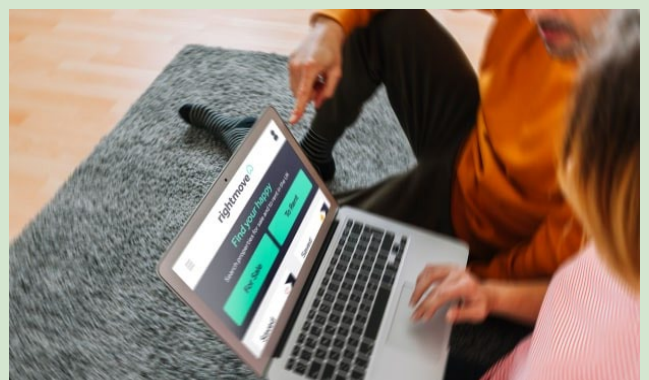
Accompanied Viewings

Our team will personally accompany potential buyers during viewings, allowing you to relax while we handle everything. By gathering key information about your property beforehand, we ensure that viewings are professional, informative, and engaging. Accompanied viewings also enable us to obtain honest, immediate feedback, which helps us collaborate with you to secure a sale.



Online Advertising & Social Media Promotion

Your property will be advertised on our website, and the two main property portals; Rightmove & Zoopla, and will be published on our social media channels, including Facebook & Instagram. Social media is a very powerful tool to showcase properties in the digital age we live in now, and our vibrant, frequently updated page ensures maximum visibility to potential buyers.



Sales Progression to Completion

Our commitment doesn't end with finding a buyer. We work diligently to ensure a smooth transaction from "Under Offer" through to completion of your sale. A dedicated estate agent's involvement can significantly impact the success of a sale, and we will delve deep down into the chain at either end to ensure we know what is going on.

Cutting-Edge Infrastructure

Our cloud-based client management system, enables us to efficiently manage customer information, schedule appointments, and showcase properties with the latest technology. Properties can go live on the same day, complete with brochures emailed to potential buyers.

This system also tracks viewings, feedback, and inquiries, giving us real-time insights into your property's performance. Buyers can register, request information, and book viewings 24/7 through our live portal streams, ensuring we never miss a lead.

Our advanced cloud phone system enhances customer service by logging all calls and enabling us to follow up promptly. Even during busy periods or outside office hours, we ensure no customer enquiry is overlooked.

We combine experience, technology, and dedication to deliver exceptional results for our clients.

Due Diligence

We conduct thorough checks on every potential buyer to ensure they can proceed with purchasing your property. If a buyer's ability to purchase depends on selling their own property, we confirm that their property is already sold (subject to contract).

We never take claims at face value. If a buyer states their property is sold, we verify this by obtaining chain details and contact information for all parties involved. We will also check the identity of your buyer/s. Additionally, we assess the buyer's financial ability to proceed. If they require a mortgage, our independent mortgage partner will verify their eligibility. Many buyers come prepared with a mortgage decision in principle, but we confirm these details to ensure everything is in order. For cash buyers, we verify that funds are readily available, rather than tied up in a pending property sale.

Our meticulous approach ensures that only serious, capable buyers are considered, giving you peace of mind and a smoother transaction process.

Our trusted Partners for a Seamless Process

Mortgage & protection Advice

We work closely with a local and independent mortgage advisor who can provide expert advice on mortgages and protection for both you and your buyer. We will be more than



happy to make a referral if you want some free & helpful, no obligation advice.

Solicitors

A reliable solicitor is key to a smooth transaction. We work with trusted legal professionals and can arrange a no obligation quotation for you once a sale is agreed.

Our Estate Agency Fees & terms



Selling your property is a significant decision, and choosing the right Agent can make all the difference. We combine a personal, professional approach with cutting-edge technology to ensure your property stands out in a competitive market.

We do require a minimum sole agency marketing period of 8 weeks. This means that we will have sole rights to sell your property for the specified time.

Our property sales service comes with a no sale, no fee promise; If we don't sell your home, we won't charge you a commission, including if the sale falls through before exchange of contracts.

Our fee to sell your property is 1% plus VAT of the eventual selling price *subject to a minimum fee of £2,000 plus VAT.*

Our dedicated team will handle the details, allowing you to focus on your next chapter. Let us showcase your home's full potential and achieve the best possible outcome for you. Get in touch today, and let's start the journey together to selling your property with confidence and ease.



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