



PROPERTY  FINDER




KingsLand
Property & Land Agents

Covering
Somerset • Dorset • Wiltshire
and surrounding areas





Helping you find the best property



KingsLand Property & Land Agents specialises in helping families to find suitable properties. Our team of local experts are well-equipped to help you secure the best properties, that have not even come on the market and at the right price. **Our Team has extensive knowledge of the local area covering Somerset, Dorset, Wiltshire.** Once deployed, our property finders will search the local area to identify properties that meet your specific criteria, including off-market properties.

Offering Experience & Integrity

As an independent property search consultancy, we have the tools and resources to support prospective buyers. Our experience and integrity have enabled us to deliver results for clients with specific needs. KingsLand Property & Land Agents can search and find the best properties that meet your unique requirements. Please use the form below to tell us more about your ideal location and property type.

Independent Property Search Consultancy

With our extensive network of contacts, KingsLand Property & Land Agents can introduce you to properties that never make it

onto the open market. To get access to deals that are hard to find, we would recommend leveraging our independent property search consultancy service to this tailored service and leaving you to get on with your daily routine.

It couldn't be easier to appoint KingsLand Property & Land Agents for a property search. This is a simple and straightforward process that is designed to ensure you do not miss out on the best properties in the region. We have the local expertise to identify hidden gems off-market. Our independent property search consultancy service can be broken down into the following steps:

for you at the right price!

HOW IT WORKS

1

After an initial telephone consultation, (once you have registered your details online) We will set up an in-person or online video meeting with you to gain a better understanding of your requirements before we conduct a property search. This will be based on the information gained from the online form you will need to complete – giving us the master details of what type of property and location you are looking for. (e.g: Price, Location, Rooms, Garden, Parking requirements etc).

2

We will inform you of our initial findings and offer frequent updates as soon as we have knowledge of any new properties that meet your requirements. This will be via email with details of each property.

3

If a special property captures our attention, we will alert you immediately, potentially encouraging you to look at the property. KingsLand Property & Land Agents will call you if a property that we feel is ideal for you so you can review it quickly and arrange to do a live or online viewing.

4

If you wish to inspect several properties on a single visit to the West Country, we can organise an itinerary for the day, ensuring your time in the region is used efficiently. We can arrange to have you collected from the nearest train station if need be and dropped off at your hotel. We can arrange local accommodation at a variety of hotels in the area depending on your needs. You will pay any additional costs direct to the hotel. Simple give us a budget to work to and we will sort it for you.

5

Once you have identified a property that you wish to purchase, KingsLand Property & Land Agents can deal with the negotiations on your behalf. This can be achieved either with the selling agent or directly with the vendor or their advisors.

6

We would recommend securing the services of a solicitor, surveyor, and architect to act on your behalf. While negotiations take place to purchase the property. We will continue to search the market just in case the proposed purchase falls through.





At KingsLand Property & Land Agents, we are perfectly positioned to support clients in finding and purchasing any property style across Somerset, Dorset, and Wiltshire.

Basic Terms & Costings

We charge a nominal initial fixed registration fee (£750 including VAT). This entitles you to a 12-month property search with KingsLand Property based on your property criteria. Payment is made once we have had a consultancy conversation with you, and you are happy to proceed. An invoice will be sent to you for payment with seven days, and once paid, we will set you up on our "Property Search" system.

Upon finding and exchanging contracts on a property, we charge a 1%+VAT commission on the purchase price. This commission becomes payable within 7 days of exchange.

To learn more about our property finders, you can call **Marc Venton at KingsLand Property in Wincanton, Somerset on 01963 34455 or email us at sales@KingsLandProperty.com.**