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Bennett
Jones 
PARTNERSHIP

Sales Brochure

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Jones 
PARTNERSHIP

**The right partnership
makes selling easy**



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A Local, Personal & Unbeatable Service

As an independent Estate and Letting Agent, Bennett Jones has continued to go from strength to strength, forming partnerships with our clients for over 35 years.

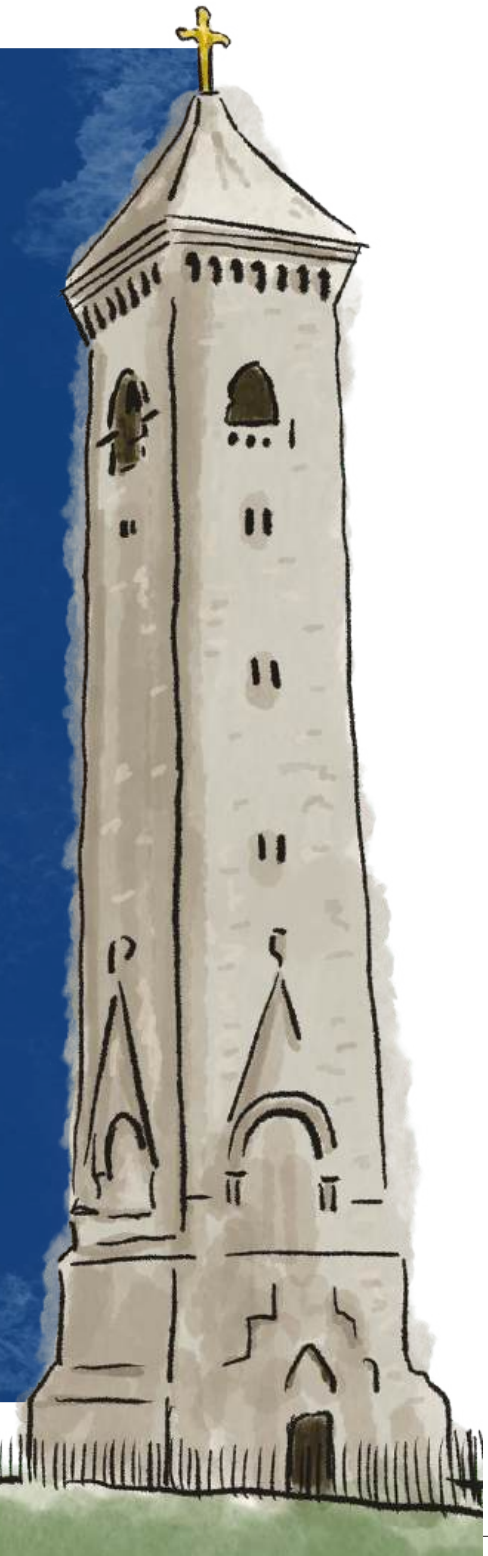
Offering a truly personal, local and reliable service, you can be sure that you are in safe hands. Our services include residential sales, lettings and property management, commercial property and professional valuations.

All aspects of your property merit professional care.

Selling your property can be a complex process which is why you can rely on our fully dedicated

team to help guide you through every step of the sales process.

Striving to deliver the highest standards in the industry, our qualified professionals are members of the nationally recognised professional body Propertymark and receive regular training through CPD (Continuing Professional Development). By following best practice procedures we can ensure you always receive the best possible service.



Location

Our office is based in the heart of Dursley, with many of our team living locally. This provides us with extensive knowledge of the area and a wealth of experience to make us the best choice for selling your home.

We market a wide range of properties in Gloucestershire and South Gloucestershire, so get in touch with us today to organise a free no obligation market appraisal.

We would be happy to discuss any queries you may have regarding market conditions, the selling process and advise you on the likely value of your property.

With Bennett Jones you can be sure of a first class, award winning and truly personal service.



Meet our Sales Team



Jonathan Ashton FNAEA
SENIOR DIRECTOR & SALES

Jonathan is one of the founding members of Bennett Jones, setting up the company with Mike Bennett and Trevor Jones in 1990. He originally led the sales and lettings departments of the business and brings over 35 years of local knowledge and experience to his role as Senior Director.



Richard Kemp MNAEA
SENIOR NEGOTIATOR

Richard joined the company in 2015 and his hard work and determination has led to him becoming a Senior Negotiator. His thirst for knowledge has seen him complete a Masters Degree in Property, achieve a Level 3 in NAEA Propertymark and he is now pursuing his Royal Institute of Chartered Surveyors (RICS) accreditation.



Ryan Smith
SALES NEGOTIATOR

Ryan joined the firm in 2020 and brings a background in sales. A local to the area, he graduated from Swansea University with a BSc in Business Management and is Propertymark Level 3 qualified in the sale of residential property.



Sue Tudor
SALES NEGOTIATOR

Sue originally joined the lettings department in 2011 and transitioned over to sales to give her a wide range of experience. Sue's passion for property and building relationships with buyers and sellers makes her an essential part of the sales team.



Sally Taylor
VIEWING AGENT

Sally joined the firm in 2017 with many years of sales experience under her belt.

She is an accomplished viewing agent with a sound knowledge of Dursley and the surrounding area.



Sarah Ellis
VIEWING AGENT

Sarah joined the firm in 2024 with previous experience in estate agency and brings energy and positivity to the team. She offers clients valuable insight and guidance throughout the property process.



Julie Ashby
NEGOTIATOR

Julie brings a wealth of experience having worked in estate agency for over 40 years and over 25 years with Bennett Jones. Her extensive knowledge of the local housing market makes her an invaluable asset to the team.



Emma Hill
SALES ADMINISTRATOR

Emma has worked in estate agency for over 40 years and has worked in both sales and lettings during that time. Along with this and having lived in Dursley for many years, it has given her a wealth of knowledge and experience of the local area and the selling process.

Why Choose Us?

Working with
Bennett Jones
Partnership



As a local, independent agency we're committed to providing you with the highest standards of service.

Local Knowledge

As one of the top-performing agents in the area and over 100 years of combined experience, our team offers clear, well-informed advice on local property values and market trends. Our understanding of the surrounding communities allows us to position your property effectively and guide you towards the best possible outcome.

Finding the Right Buyer for Your Home

We keep an active database of buyers, allowing us to match the right people to your property quickly. By building strong relationships and understanding buyer's needs, we can identify suitable interest early. After each viewing, we gather prompt feedback to gain insight and reactions from applicants viewing your property.

Sales Progression

We stay closely involved throughout the entire process, from confirming a buyer's position to seeing the sale through to completion. By keeping in regular contact with solicitors, buyers and others in the chain, we help everything progress smoothly while keeping you informed at every stage.

Our Ongoing Commitment to Quality Service

Supporting you throughout your property journey is at the heart of what we do. As proud members of The Property Ombudsman, you can also be reassured that independent redress is available through this respected regulatory body, providing additional confidence in the service we deliver.

Preparing your home

Tips for Presenting Your Property for Marketing



With thousands of potential buyers searching for homes online, first impressions are more important than ever. Here are some helpful tips for presenting your home at it's very best:

Staging your home

Presenting each room well can make a real difference. Keep spaces tidy and uncluttered, removing excess furniture and items so buyers can see the full potential. Arrange furniture to feel practical and welcoming, and bring in simple touches like plants or fresh flowers to add warmth and character. In the kitchen, keep worktops clear and ensure surfaces are clean and well presented.

Maximise Light

Good lighting helps your home feel more inviting. Open curtains and blinds to make the most of natural light, and for evening viewings, use lamps or soft lighting to create a warm, comfortable atmosphere. If you have a fireplace or log burner, lighting it can add an extra welcoming touch.

Fresh and Inviting Scents

A fresh, neutral scent can make a strong first impression. If you're unsure, it can help to ask someone else for their view. Simple touches such as fresh air, light fragrances or flowers can create a welcoming feel, while removing anything that may cause unwanted odours, like rubbish or pet bedding.

Keep Décor Neutral

A sense of character is important, but bold colours or busy décor can be distracting. A more neutral scheme helps create a calm space where buyers can focus on the room itself. Subtle accents work well, but it's best to avoid anything too dominant.

Kerb appeal

The exterior of your property creates the first impression, so it should feel welcoming and well cared for. Keep driveways clear where possible, tidy away bins and debris, and ensure lawns and hedges are neatly maintained so your home looks its best from the outset.

Marketing your Property

Our Strategies and Approach



High Street Presence

Our office is located in the heart of Dursley on the high street, giving us strong visibility and making it easy for buyers and sellers to find us.

We're open Monday to Friday from 8:30am to 6:00pm and Saturdays from 9:00am to 4:00pm, with our experienced team available throughout the week to offer clear, professional advice.

Market Appraisal

We allow up to an hour for your initial market appraisal so we can understand both your property and your plans. During the visit, we'll look at recent sales in your area, assess your home's condition and features, and use our current market knowledge to recommend a realistic asking price.

If you decide not to move straight away, we're always happy to revisit and update the appraisal when the time feels right.

Property Particulars

Although property details are widely accessible online, we continue to receive regular requests for printed property brochures. For this reason, professionally produced hard copies of our property particulars remain available from both of our offices and are also provided during viewings for prospective buyers.

EPC and Floor plan

Most properties will require an Energy Performance Certificate (EPC), although some, such as listed buildings, may be exempt.

A clear floor plan is also an important part of marketing, helping buyers understand the layout and overall feel of your property before arranging a viewing. Where needed, we can arrange both the EPC and a professional floor plan to ensure your property is fully prepared.

For Sale Boards

The impact of word-of-mouth marketing should never be underestimated. A well-placed “For Sale” board remains a simple but effective way to promote your property. It helps buyers find the property for viewings and attracts interest from passers-by and local residents, often generating additional enquiries.

Online Marketing

To maximise exposure, we advertise properties across leading property portals including Rightmove, Zoopla, PrimeLocation, The Times, The Sunday Times, The Daily Telegraph, The Independent, Evening Standard, The Sun and Evening Standard, as well as a range of additional online platforms, including social media.

Our website further helps us reach both new and existing buyers, while monitoring online interest and engagement helps us refine our marketing where needed.

Photography

High-quality photography is essential in showcasing your home and ensuring it stands out in a competitive marketplace.

Where appropriate, we can offer drone photography for aerial imagery, providing a unique perspective of the property and its surroundings. In addition, we provide the option of arranging an external professional photographer to ensure an even higher standard of presentation.

Viewings and Feedback

Every viewing is accompanied by a member of our team, who arrives ahead of each appointment to re-familiarise themselves with your property, ensuring we present it clearly and highlight the key features. We allow plenty of time for each viewing so buyers can look around comfortably and get a true feel for your home.

After each viewing, we follow up to gather feedback and share it with you. This helps us understand how your property is being received, spot any common themes, and adjust our approach where needed to support a successful sale.

Offers

When a buyer makes an offer on your property, we take the time to understand their position fully, including their finances and preferred timescale. If they are part of a property chain, we look closely at each link so you have a clear picture of how secure the offer is.

We then negotiate on your behalf, using our experience of the local market to achieve the best possible outcome. Our aim is to secure not just a strong price, but a reliable buyer whose position suits your circumstances.

All the necessary checks and documentation will be carried out to meet anti-money laundering requirements, ensuring everything progresses smoothly and with confidence.



From offer to completion

The Process and What to Expect



Sales Progression

Our sales progression team manages your move from offer to completion, keeping in regular contact with solicitors, buyers and others in the chain to help everything run smoothly. You'll receive clear updates at each stage, and if any issues arise, we'll work proactively to resolve them and keep your sale on track.

Between Exchange and Completion

Once contracts are exchanged, the completion date is legally set and you can begin preparing for your move. This includes notifying utility providers, your local council, insurance company, TV Licensing, healthcare providers and any other services of your change of address, as well as arranging mail redirection if needed.

If you are also buying, buildings insurance should be in place from exchange, and your current property should remain insured until completion. As moving day can be busy, it can also help to organise cleaning in advance.

Removals

It can be beneficial to speak to removal companies a few weeks in advance, as many will hold a provisional date while your sale progresses. However, it's best not to formally confirm a booking until the entire chain has agreed on completion dates and solicitors are ready to exchange.

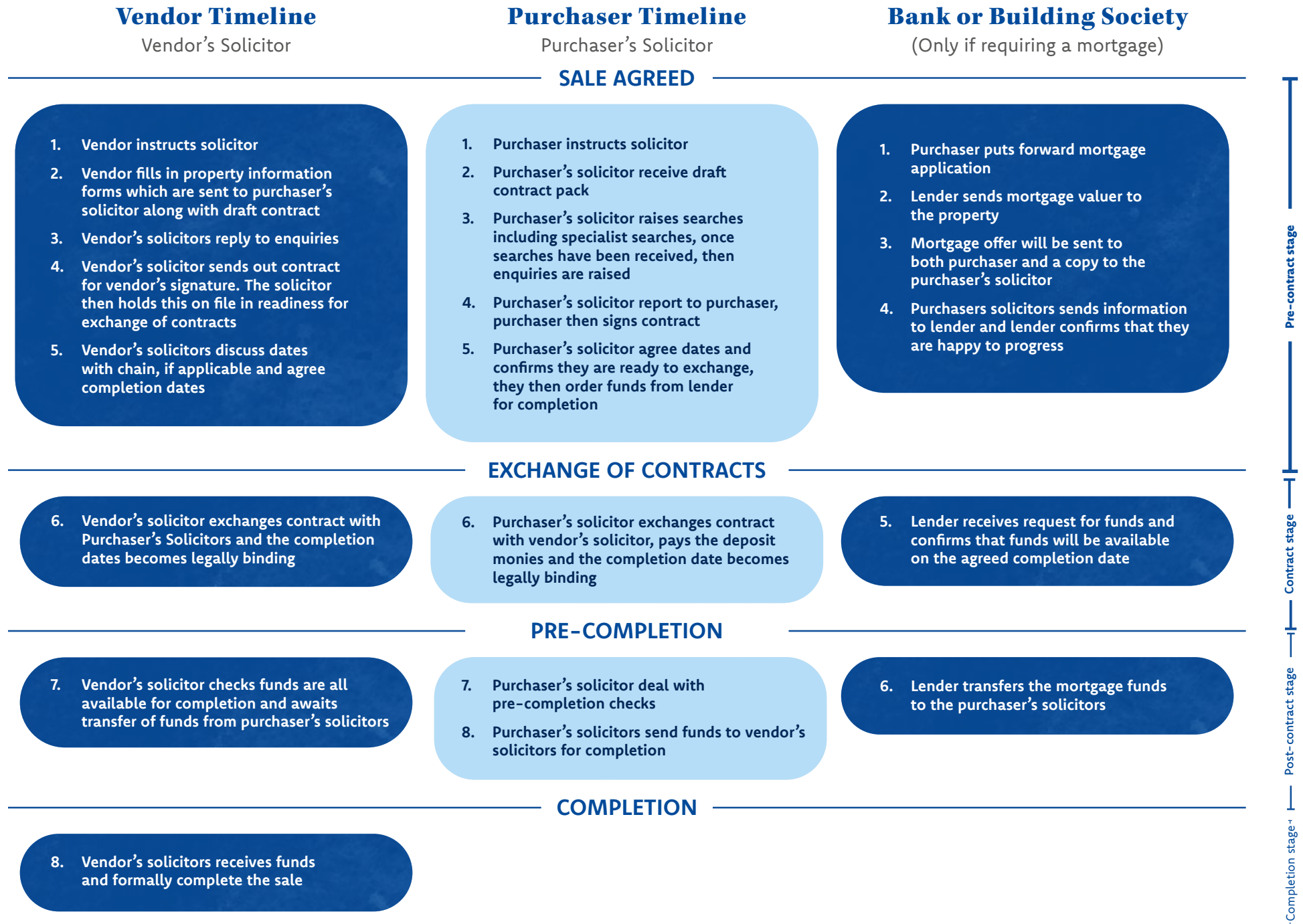
Before moving day, make sure you've collected all sets of keys from anyone who may have them.

Completion Day

Completion usually takes place between 9:00am and 5:00pm, depending on the chain and the transfer of funds between solicitors. Your solicitor and our team will let you know as soon as completion has taken place.

If you're both selling and buying, your sale will usually complete first, followed shortly by your purchase. Before completion, we'll need a full set of keys, which will be passed to the buyer once everything is finalised.

A step by step guide to the Sales Process



FAQs

What information and documentation do you need from me?

We are governed by strict anti-money laundering policies which require us to have identification and proof of residency from our clients.

The normal acceptable proof of ID is sight of an original driving license or passport, but we can accept an original birth certificate, bus pass and some other forms of ID.

For proof of address, we require either an original bank statement, utility bill, mortgage statement, letter from NHS/doctor or council tax bill, dated within the last three months and received through your letterbox (not printed or emailed to you). With your permission, we can carry out an online verification if you are struggling to provide any of the above.

What is Tenure and is my property Freehold or Leasehold?

Tenure, refers to how land or property is owned, being either freehold or leasehold.

With a freehold property the owners have complete ownership of the property or land.

With a Leasehold property the leaseholder has a legal right to occupy the building or land for a set period of time. Often this time is 125 years and can be up to 999 years. The length of lease, costs, maintenance, etc can differ greatly so we can find out as much information as possible to appropriately advise you on how to proceed with marketing. We have access to Land Registry and can complete basic checks on properties to see the title plan, register and who the legal owner(s) of a property is.

Least commonly used is a Share of Freehold, known as Commonhold, which is a combination of both of the above. This type of tenure usually fits between Freehold and Leasehold in terms of its status and legal rights.

Where are my deeds held and what is an unregistered title?

Since 1995, all property transactions are now registered and completed online and deeds are available at Land Registry via their online portal. If a property hasn't been bought or sold since that date, it is known as an unregistered title and deeds are usually held by the owner, a solicitor or sometimes a bank. Over 10% of properties in the UK are still unregistered which is not an issue, it can just take a bit longer for solicitors to complete on a sale. We are able to check and advise whether your property is registered and possible next steps.

Services to Suit You

Service	
Free Market Appraisal with market advice and insights	✓
Opinion of value for Probate Purposes (this may be subject to a fee)	✓
Photographs with professional spec camera and drone photography	✓
High quality sales particulars	✓
Online advertisement on most major portals	✓
Published to our website	✓
Advertisements in our window	✓
Accompanied viewings	✓
Regular viewing feedback and market performance	✓
Handling offers by skilled negotiators to achieve the very best price	✓
Post offer support with continuous liaison to see the transaction through to completion	✓
Access to professional financial advice	✓
Property letting and management advice	✓
Rental valuations	✓



4.7 **STAR RATING**
ON GOOGLE

★★★★★

No.1
OUT OF 107 OFFICES
IN GLOUCESTERSHIRE

RIGHTMOVE

Beds: up to 999 bedrooms Date: 11/03/2025 - 10/03/2026

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