



HENRY JAMES

Property Consultants | Estate Agents | Auctioneers

Sales, Lettings & Management

Welcome to Henry James



Welcome to Henry James. I'm Andrew, living in the local area and having 30 years of experience in the property industry led me to where we are today. I've been selling and letting homes all my life and my passion is still as it was the first day I started back in 1988! We are passionate about living, working and supporting the local community and it makes us especially proud sharing our success with local charity "Forget Me Not Childrens Hospice" every time we sell or let a home.

Our mandate here is to without stress give you the very best levels of customer service. We will look after you as an individual and truly understand your needs where you will get to choose the marketing. We do not have different service packages as I believe that all customers should be treated fairly and the same....I'm sure you agree.

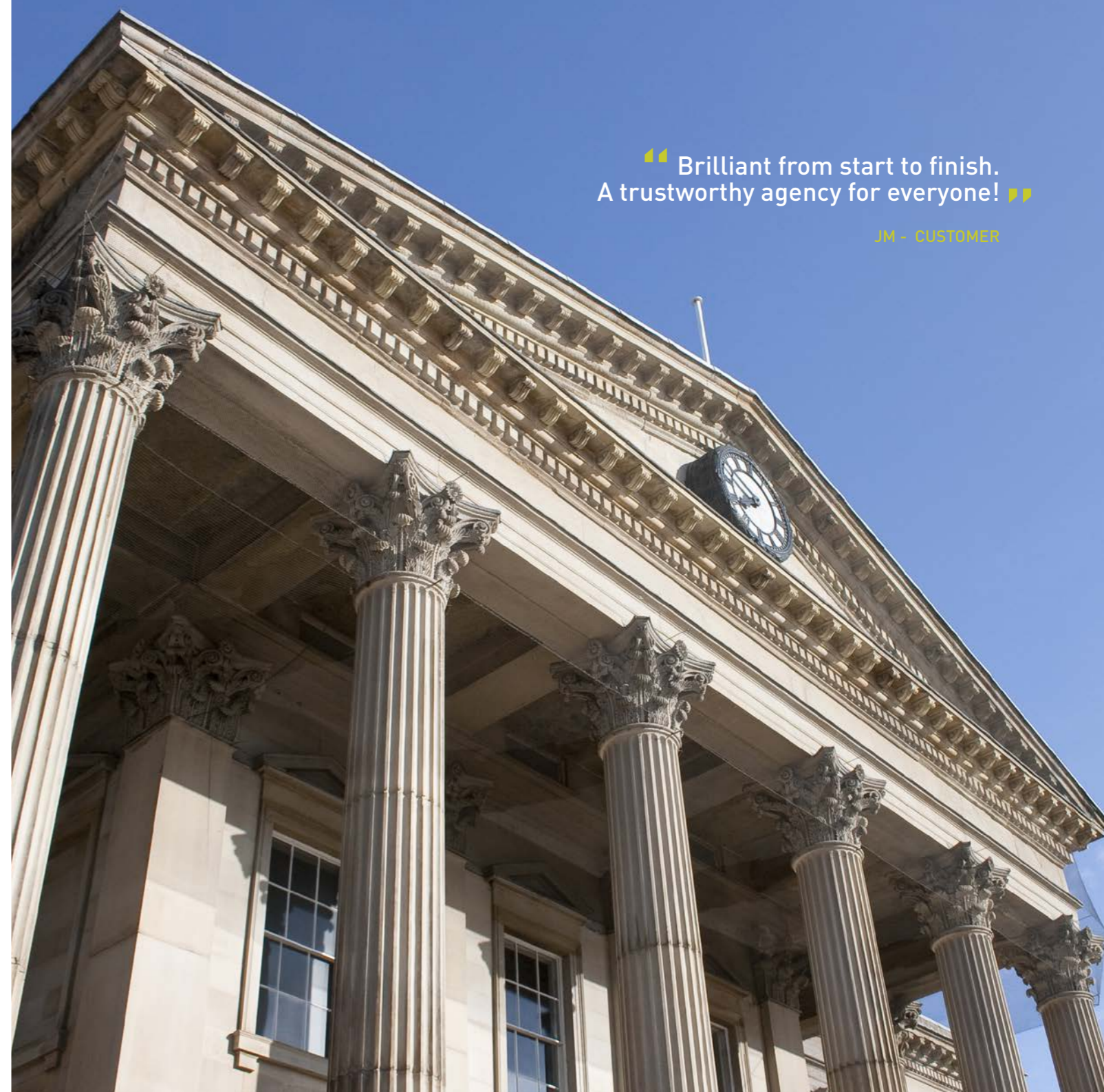
As I work on the ground floor I'm involved on a day to day basis bringing you my unrivalled knowledge – you will get the very best advice.

Hopefully, that's given you a good insight into our core principles and we all look forward to helping you with your property needs.

Andrew Hare MNAEA Dip DEA
Managing Director

“ Brilliant from start to finish.
A trustworthy agency for everyone! ”

JM - CUSTOMER



Sales & Marketing



360° virtual reality viewings

The latest property technology inviting customers for an instant, shared virtual reality viewing over the internet. As we navigate, potential buyers look around your home and we can all hear each other whilst discussing the property! Virtual reality viewings gets your home more visitors than any other form of marketing and no-one has to leave their home. We don't all work 24 hours a day so we generate personalised pre-recorded viewings - this is advantageous if a customer cannot engage in a live session.



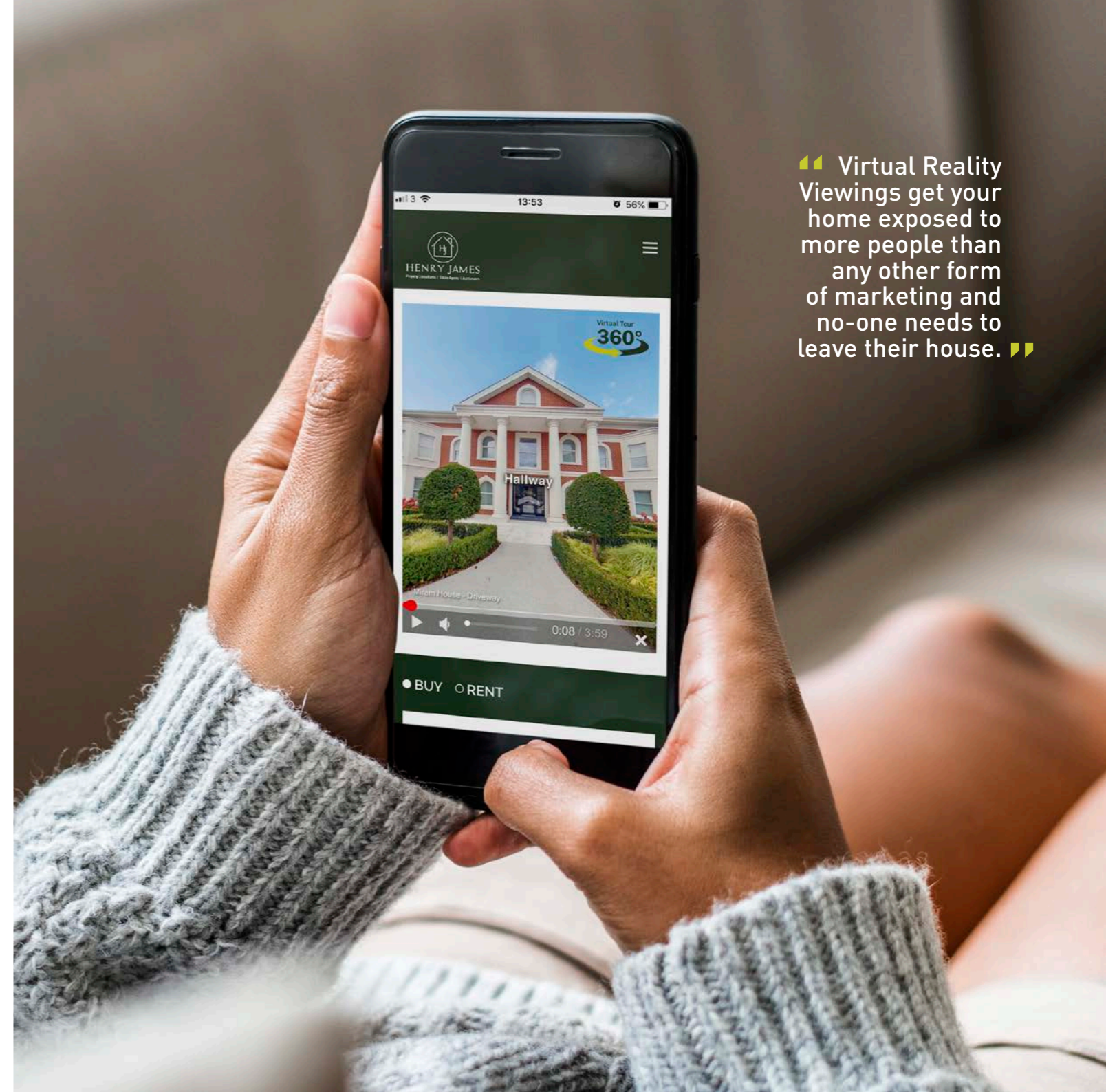
Outstanding Photography

At Henry James we want to ensure you get moving as quickly as possible and work with you to achieve the best price for your home. – Our professional photographers with over 30 years experience know how to find the best angles to create space & light to ensure your property looks at its best.



Facebook campaigns

Used to target thousands of home movers looking specifically for properties similar to your own, they can then view the 360 virtual reality viewing tours!



Virtual Reality Viewings get your home exposed to more people than any other form of marketing and no-one needs to leave their house.



Internet marketing

High viewing rate on the internet with our marketing ensures customers stay online longer, viewing our brochures...photos and the 360 virtual reality viewing tours.



Professional floorplans

It's proven that buyers want to see floorplans because they can fully appreciate the layout of your home. Our floorplans are independently produced for you!



Aerial photography

Showcase the setting, surroundings and size of your home/warehouse or even farm/land with aerial photography, it shows the true extent of size and gives a true plan view.



Professional brochures

Our marketing brochures have been created to gain more interest in your property. Lets be honest buyers do not read everything that is historically put in a brochure, they expect that a kitchen has space for a fridge and a cloakroom has a toilet!"... we use our brochures to show off your home with more photography...better images and most importantly these are fully digitally printed.



Lettings

If you think all Estate Agents are the same, you haven't worked with Henry James. **We're different.** Everything we do will give you an altogether better experience of letting your property.

Guide to letting: Why use Henry James to let

- Accurate rental valuation
- First impressions
- Accompanied viewings on all properties
- Amazing marketing including 360 virtual reality tours
- Tenant choice and legislation
- Professional property management
- Regular feedback and updates



There's no right or wrong when it comes to a rental valuation. If you were to get a number of opinions, there is likely to be quite a variation; from the realistic to the optimistic and all points in-between. What agents give you is more a view on "marketing price" than a precise value and, as such, the numbers can be very different. We aim to give you a range, an explanation and help so that you can decide on an asking price and the right strategy for you.

Our objective is to get the best possible rent for you and there are different ways of achieving this depending on the property and the amount of activity in the property market.



New Homes & Development

When it comes to buying and selling land / development schemes or new homes, it's all about pushing the boundaries. As a developer or investor, your objective is to achieve maximum return.

Our dedicated team of specialists have a well-established track record in securing our clients more than the market value for land / development projects and new developments.

With over 30 years experience and managing dozens of development from conception to completion and selling hundreds of new homes across the UK. Our reputation is vitally important for repeat business which is why we work with the utmost integrity and professionalism.

We offer the following key areas of expertise:

- **Landowner support:** we advise land and property owners on the development potential of their asset, we can help you to visualise the concept, assess the costs to build and value the end asset.
- **Land disposal:** we are expert in advising on the value of land and development opportunities. Once we have assessed the current value and the development value we advise on the route to market. There are so many ways to market and sell land and buildings with development

potential; we are experienced in all areas having taken many schemes from concept to completion; whether you prefer the on market or off market route.

- **Land acquisition:** our expert teams are aware of most land and development sites that are either on the market fully or are being marketed "off market" low key. If you are looking to invest or develop in these types of projects we can help you source suitable opportunities, assess their future value and ultimately help you to acquire them.
- **New Homes sales & marketing:** we advise developers and housing associations on unit mix, pricing, legislation, finance and buyer profiles at home and abroad. We can provide strategic marketing campaigns which showcase new or off-plan developments to achieve premium prices.
- **Commercial sites:** working with commercial advisors we are able to offer valuation and full marketing advice on the disposal and rental of all commercial buildings regardless of their class use.

To gain maximum value from residential or commercial developments, you need a partner who not only has the knowledge but also the infrastructure and resources to support the entire lifecycle of a deal.

Mortgage Services

Securing a mortgage is a serious business.

It's a crowded, often confusing market in which you can't always be sure that you're being presented with a fair, impartial deal.

Our advisors have worked for an average of 15 years in financial services and property. Around 90% of business historically has come from personal recommendations. Our customers come back time and time again to purchase their next property or to re-mortgage.

Perhaps this is because of our independent, honest advice which clients trust us for. Impartiality is central to our values - we are not linked to any particular lenders or to commission-led offers. You can be sure that the mortgage we recommend for you will be the best one that the market has to offer, regardless of which institution it's from.

We know that purchasing a property can be time-consuming and demanding. Whether you need a weekend appointment at the branch or a lunch break at work, we can accommodate you.



Around
90%
of business historically
has come from personal
recommendations.



Property Auctions

Auctioning your home. This is a faster and quicker method for you and us, therefore we do not charge you any estate agency fees!

0%
Commission

The modern method of auction offers a brighter and newer approach to the out of date auction process by welcoming the more traditional types of buyer, rather than just the typical cash investors.

Auctions are held throughout the year, bidding can be also made online by registering in advance or call our Auction department on 01274 649684.

Naturally you may be undecided if this is an area for you so more details can be found on our Auction website or please contact us directly.





HENRY JAMES

Property Consultants | Estate Agents | Auctioneers

t 01484 240700

e sales@henryjamesea.co.uk

w www.henryjamesea.co.uk

22a Town End, Golcar, Huddersfield, HD7 4QD



proudly supporting

**forget
me
not
children's
hospice**