

PUT YOURSELF IN A POSITION OF STRENGTH

Selling your property before buying the next one can put you in a powerful negotiating position - and often makes the entire process smoother, less stressful, and more financially rewarding.

One of the biggest advantages is certainty. This removes guesswork from your budget and helps you avoid stretching your finances or relying on costly bridging loans. With firm numbers, you can make faster, more confident decisions and be in a position of strength when the right property comes along.

Being "sold" also makes you a more attractive buyer. Sellers naturally favour buyers who are ready to buy or already under contract, as this reduces the risk of delays or deals falling through. In competitive markets, this advantage can be the difference between securing your ideal home or missing out.

Preparation is key to achieving a strong sale. Presenting your property well - through decluttering, minor repairs, and professional marketing - can significantly impact buyer interest and final price. Pricing your home accurately from the start also helps attract serious buyers and reduces time on the market, keeping momentum on your side.

Timing matters too and selling first gives you flexibility. You can negotiate a longer settlement for your sale, we usually recommend 3-4 months which gives you time to find your next property. Once you find your new property, you can request to settle your sale early to complete your purchase. A good agent will help you negotiate these terms when you are selling. This gives you options to move quickly when the right opportunity appears. Rather than feeling pressured to "make it work," you're in control of the process.

Ultimately, selling before buying shifts the balance of power in your favour. It replaces uncertainty with confidence, stress with strategy, and urgency with opportunity - putting you in the strongest possible position to secure your next property on your terms.

TESTIMONIAL

HELPFUL AND PROFESSIONAL

Monica showed excellent knowledge of the local area and wonderful commitment to ensuring that the process was very smooth. She was professional but extremely warm and helpful in every way. I would certainly go back to Roger and his team again should the need arise

Verified by RateMyAgent

Review submitted by M Sauer (Seller)

- 25 Post Office Road, Mapleton



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