

Say hello to Hilton & Horsfall

Hilton & Horsfall is your premier destination for exceptional property services in Burnley, Pendle & The Ribble Valley.

With our unwavering commitment to delivering outstanding customer experiences, we have established ourselves as trusted experts in the local property market.

We understand that selling, letting or buying a property is a significant decision and are well-equipped to guide you through every step of your journey. We pride ourselves on our proactive approach, going above and beyond to exceed your expectations.

As a company we strive for excellence at every stage, and our commitment to cutting-edge technology, coupled with our deep industry knowledge, allows us to offer unparalleled services for sellers, landlords, buyers and investors across our area.

Whether you are buying, selling, renting, or letting, we are dedicated to making your property experience exceptional.

Hilton & Horsfall, where exceptional service and unparalleled expertise converge.

Gavin Hilton & Mark Horsfall
Company Directors

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Hilton &
Horsfall





Why use Hilton & Horsfall?

Reputation

With over 35 years combined experience in the regional property market, we're trusted to deliver results for home-owners and landlords. Our business is built on recommendations and referrals; our Google and Facebook reviews confirm we're doing things right. Take a look!

Experienced professional

Say goodbye to inefficient estate agencies. With Hilton & Horsfall, you have a point of contact who guides you through every part of the process, from showing and qualifying prospective purchasers through your front door, to negotiating offers and chasing solicitors through to completion. You are in safe hands.

Unrivalled marketing

We have a reputation for delivering outstanding property marketing using the latest technology and proactive campaigns. Our social media reach is unmatched - we'll make sure as many people as possible get to see your property.

Award-winning

Voted winner multiple times by the British Property Awards, the prestigious accolade was awarded for outstanding levels of service and going the extra mile.

First class lettings services

Whether you are looking for a 'hands on' tenant find package or a more 'hands off' fully managed agreement, we can cater for the requirements of all types of landlords with properties across the region. We have a team of experienced letting agents and have proven success in helping landlords maximise returns on their investment.

Successful sales

From flats, bungalows and terraced properties to detached family houses and large country estates, we have a track record in selling a wide range of properties. Our property knowledge and superior marketing can help you achieve the best possible price for your home.

Prestige homes

If you have a high-end property to sell, you're in the right place. Our regional property connections, proactive approach and superior property capture using the most advanced technology, have helped us achieve successful sales for several multi-million pound listings in the area.

Our sales process at a glance

1 Valuation & consultation

The first thing to do is get an up-to-date market valuation of your property. You'll be offered a complimentary market appraisal of your home, during which we will inform you of what is happening in your local property market and give you a clear indication of what you can expect to achieve if you sell. We will also give you advice and ideas on how to maximise the selling price of your home.

2 Quality property marketing

When selling your house, we work with you to agree on the most appropriate marketing strategy. Combined with professional photography, we strive to ensure your home is shown at its best using floorplans, brochures, videos and 360 virtual tours.

3 Advertising

Your property will be widely advertised across leading property websites including Rightmove and Zoopla. We support our core marketing strategy by leveraging local advertising and social media where we have an unrivalled following envied by many agents. This ensures we reach the broadest spectrum of buyers, capturing all age groups and locations.

4 Viewings

We suggest that we accompany the viewings to get the maximum out of the sale. Buyers can feel more honest with us and we always make a point of getting to know the buyers. This means we will know which aspects to highlight in your home that appeals to their needs and we can also more easily overcome any objections. We will work with you to make sure viewings are conducted with the least possible disruption to you.

5 Viewing feedback

We are a customer focused team and will endeavour to provide you with feedback within 24 hours after every viewing and make ourselves available to talk to you about any questions or concerns you may have.

6 Accepting an offer

When an offer is accepted by you, this is always done Subject to Contract so either party can withdraw before Exchange of Contracts. This is standard legal practice across the UK, and a frustrating quirk of the law. To minimise the possibility of this, we will try to secure an early exchange of contracts with the help of your solicitor. We have dedicated staff who will progress your sale from offer to completion as efficiently as possible.

7 Completion day

Once the property sales contracts have been exchanged via your solicitor, and the final funds are transferred, your property sale is complete. It's time to hand over your keys and welcome a new chapter in your life. Congratulations, you've just sold your property successfully with Hilton & Horsfall!

We have a reputation for making properties shine online. Exceptional marketing and well thought-out campaigns will help you reach the maximum number of buyers and tenants.



Selling by auction - a secure alternative.

Selling by auction can provide speed, transparency and security. We offer a Modern Method as well as a Traditional Method of sale through our partnership with IAMSOLD. Selling through auction has never been easier with Hilton & Horsfall.

Auction might not suit every circumstance, but there are some great benefits:

Complete faster

Fixed exchange timescales of 28 or 56 days from receipt of draft contract. This means you can plan your move more easily.

Optimised exposure

An attractive Starting Bid drives interest. All parties have visibility of all offers, which encourages competitive bidding.

No sale, no agency fee

Nothing to pay if your property doesn't sell. You only pay an Auction Pack Fee on completion.

Additional security

With auction, buyers pay a non-refundable Reservation Fee or deposit to secure the property so all parties can move forward with confidence. A Reservation Agreement is also signed by the buyer, committing them to complete the purchase.

Low fall through

The risk of fall-through with auction is less than 5%. Selling on the 'open market' the standard way, has a national average fall-through rate of 30%.



Traditional Auction

Exchange takes place as soon as the auction ends with the buyer paying a non-refundable Reservation Fee and 10% deposit. They must complete the purchase within 28 days. This is the most secure and fastest method of sale but can limit interest to cash buyers.

Modern Method of Auction

This online method is our most popular as it provides the speed, transparency and security of Traditional Auction but exchange and completion take place within 56 days from receipt of draft contract.* This extended time scale allows more interest as it enables mortgage buyers to participate.

Modern Method of Auction Spotlight:

56 Days

TO COMPLETION

Low, 5%

'FALL THROUGH'

0% Fee

FOR SELLERS

Committed

TO TIMESCALES



Auction can help you move forward with complete peace of mind.

Slaidburn

Whitewell



CLITHEROE
BRANCH

A59



Pendle Hill

Longridge

Ribchester

A59

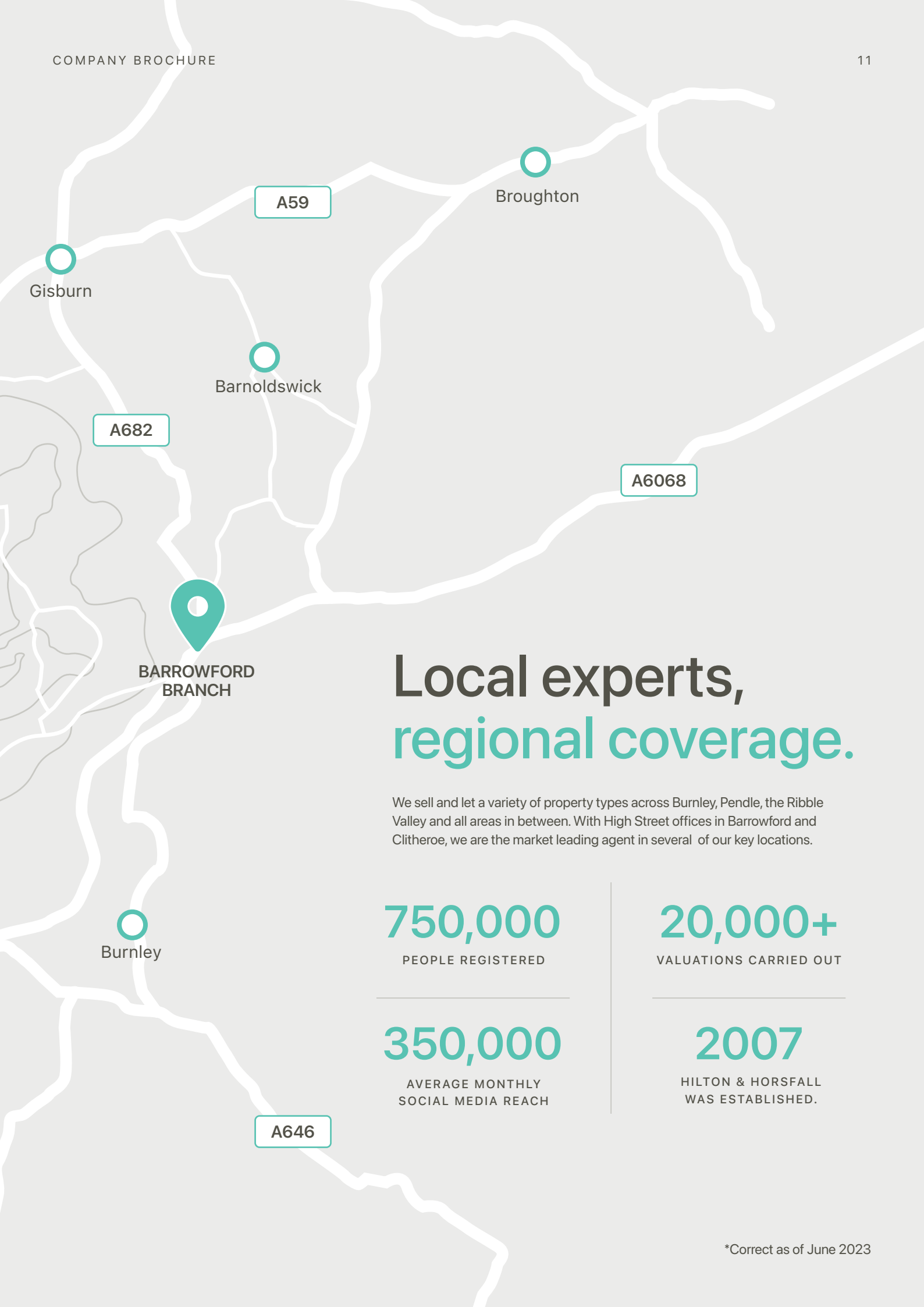
Padiham

M65

Blackburn

A56

M65



**BARROWFORD
BRANCH**

Local experts, regional coverage.

We sell and let a variety of property types across Burnley, Pendle, the Ribble Valley and all areas in between. With High Street offices in Barrowford and Clitheroe, we are the market leading agent in several of our key locations.

750,000

PEOPLE REGISTERED

20,000+

VALUATIONS CARRIED OUT

350,000

AVERAGE MONTHLY
SOCIAL MEDIA REACH

2007

HILTON & HORSFALL
WAS ESTABLISHED.

A646



 **Hilton & Hotels**
100% British
100% Quality
100% Service
100% Satisfaction
100% Happiness
100% Wellbeing
100% Health
100% Wealth
100% Success
100% Love
100% Life



What a brilliant estate agents. Efficient, friendly and they provide a service like no other. The photos of my property came out brilliantly they really showed it off, it's no surprise it was sold within a few weeks of being put on the market.



Presentation is key

Presentation is one of the most important points for getting the best price for your property. Here are just a few suggestions on the best ways to achieve the most out of your property sale, gained over our years of selling homes:

A blank canvas

Try to take this opportunity to declutter and tidy up. Buyers want to imagine themselves in your home and the best way to do this is to see a clean, uncluttered house with lots of available space.

Be objective

Try to be objective, or get a friend to come in and give you those home truths. You want to view your home as a buyer, alternatively if you are happy for us to, we can give you extra guidance and even help with home staging. This service can positively affect the outcome of your sale, both in terms of speed and price. Just ask us for details.

Make an entrance

Most people are sold on a property by the time they reach the hall so make sure your home has instant appeal. First impressions count and you want your home to have a positive impact from when the buyers first step inside.

Think minimal

Remove any excess furniture and have a thorough spring clean. You may feel that extra sofa in the living room is great when entertaining but if it makes the room look small, it may put some people off.



Unbeatable marketing



Hilton & Horsfall leads the way in adopting technology for estate agents in the area, with a reputation for impeccable and advanced property marketing and processes that make the moving journey convenient and efficient for today's home-movers.

You're the star attraction

We always aim for flawless property marketing and use the very latest technology to capture your home. This includes professional photography considered the best in the industry. We are passionate about making your property shine online; take a look at some of our current listings.

Trailblazers on social media

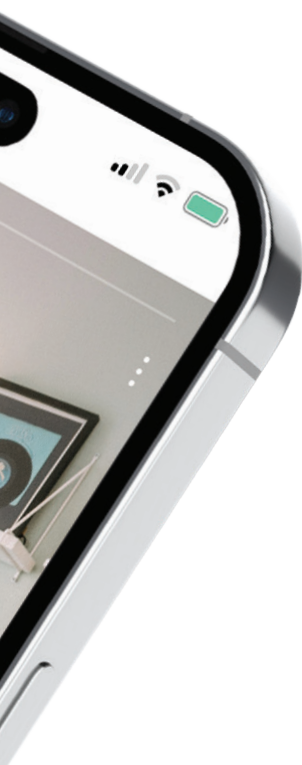
Our founders Gavin and Mark always look to the next thing. With a keen eye for identifying new trends, they were early adopters of Facebook right from the start, back in 2008 when Facebook was only 4 years old. Seeing it as a force to be reckoned with, they began to showcase our property listings on Facebook which went down a storm. Today we have over 23,000 followers on Facebook and Instagram who view, share and engage with our property listings, considerably more than other agents.

Hilton & Horsfall website

You need assurance that your property is exposed to the largest possible audience. In addition to our vast social media reach, your property will feature on our website with a technologically advanced search facility, making sure that visitors can find exactly what they're looking for – without fuss!

Maximum coverage

It will also be listed on major property sites such as Rightmove and Zoopla reaching thousands of motivated buyers and tenants. This extensive online activity is evenly matched by high quality off-line advertising. In fact, we've even been awarded for our innovation in marketing; so you can be sure that house sales and rental transactions happen speedily.





More than estate
agents, we're your
personal advisors.

As the most significant financial investment people make, as well as the decision that has an enormous impact on well-being and happiness, when selling your home we believe you should look for the best professional advice. We undertake to proactively manage the steps to selling or letting your property, communicate at every stage, provide a personalised service using our experience and relationships with buyers to progress the sale to completion.

The legals explained

Being prepared for the legal process of selling your home can save time. Here are some useful tips.

Being in a position to sell legally

You need to instruct a solicitor to carry out the conveyancing - the legal process involved when ownership of a property is transferred from the seller to the buyer. We strongly suggest you get a solicitor on board as soon as you instruct us to start marketing your home. This is especially important if your property has not been sold for many years and the title to it is not registered at the Land Registry or if you have a leasehold property where management enquiries may take extra time.

We have worked with several trusted, local solicitors over many years. You need someone who is proactive and who will work well with us to help get your property sale smoothly through to completion. We can help you get in touch, but never take a fee. We simply want you to work with the best people possible.



What's required during the conveyancing process?

In order for your appointed solicitor to start work on your sale, they will need to receive:

- Identification from you to satisfy the current money laundering regulations.
- Signed Terms of Business.
- A completed fixtures and fittings list.
- Planning permission and building regulation sign offs for any extensions or alterations you have made.
- Guarantees, warranties and certificates for works completed (double glazing, boiler servicing etc).
- Block manager and freeholder information and contact details if your property is a leasehold.
- Authority from you to provide the buyers' solicitor with answers to their enquiries and payment for them to undertake the standard searches against any proposed purchase you are planning.

We will act as the conduit between both sets of solicitors - the seller and the buyer - and we will send a Memorandum of Sale to you, your solicitor, the buyer and their solicitor informing them that a sale has been agreed. It is key that you check our Notification of Sale document to ensure it meets your requirements.

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