

# Why choose Hayman-Joyce Broadway?

HAYMAN-JOYCE  
BROADWAY





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# Welcome to the home of Cotswold & Vale property

Buying or selling your home represents one of the largest financial transactions you will make in your lifetime. Therefore the choice of your estate agent is crucial to ensure they represent your best interests, achieve your objectives and secure the best possible price within your preferred timescale.

There are many Estate Agents to choose from, and contrary to popular beliefs we are not all the same. The differences can impact on a successful outcome for you, so your decision is an important one.

We hope this brochure will help you to make an informed decision and explain to you where and why Hayman-Joyce Broadway are different and how we work closely with our clients throughout the whole buying and selling process.

Having worked in the Cotswolds and Vale of Evesham for over 25 years we have accumulated considerable knowledge and experience of the local area. Today we work as a motivated and focused team, along with the very latest technologies and marketing techniques, to achieve the very best results for you.

Thank you for giving us the opportunity and we look forward to working with you.

*Charlie*

**Charlie Comber**  
Director

*Lucy*

**Lucy Jordan**  
Associate Director





## Friendly, independent & local experts

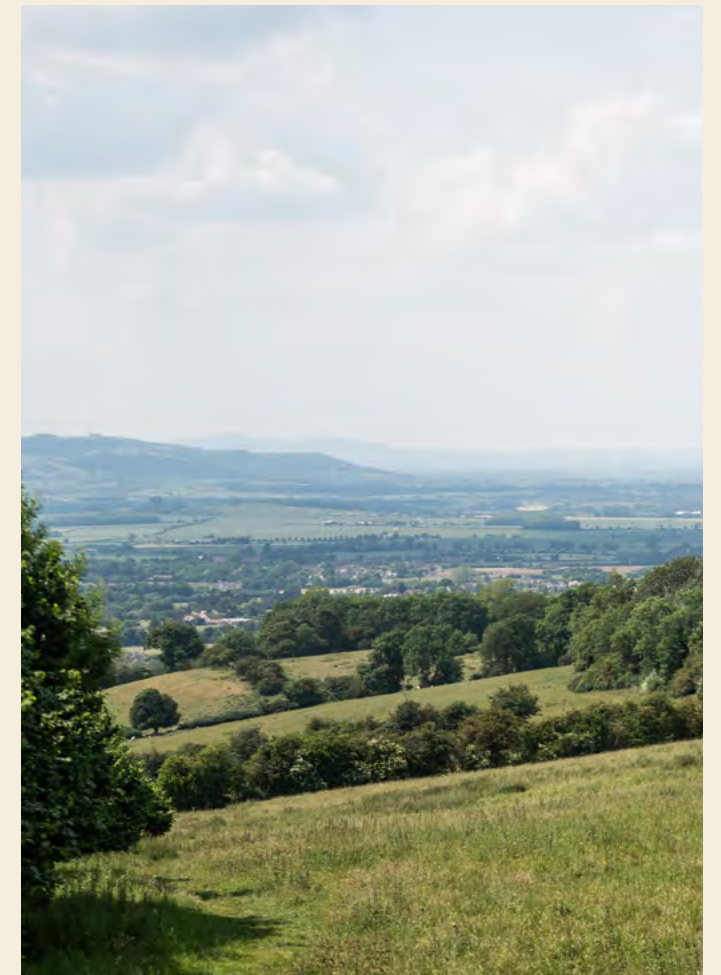
**Hayman-Joyce Broadway specialise in selling homes in the North Cotswolds and the Vale of Evesham, in over 100 villages within 15 miles of Broadway. Our team has years of experience in the local property market.**

We are an independently owned business and all your contact will be with the Broadway team who will work hard to help you achieve your goals. We have been trading in Broadway for over 25 years and our offices are prominently located on the High Street, which enjoys high visitor numbers all year.

Our success has been built on understanding the expectations of and forming relationships with our clients. The team are dedicated and focused on achieving results and have extensive knowledge of the processes involved in completing the sale of a property.

The team at Hayman-Joyce Broadway, many of whom have grown up in the local area, take great pleasure in assisting and helping in our community. We have sponsored and raised money for many schools, sports teams, communities, environmental projects and contributed to local events.

Hayman-Joyce Broadway offer a personal approach and tailored solutions. Confidentiality is at the heart of everything we do.



*“We can’t recommend Charlie and his dedicated team enough. They handled the sale of our property efficiently, professionally and with lightning speed. We felt we were a valued customer throughout the whole process. Highly recommended, which is why we have given them a five star review. No complaints with this agent and will use their services again in the future for sure.”*



# Our numbers speak for themselves...

**No. 1**

on Rightmove for new instructions\*

**No. 1**

on Rightmove for sales agreed\*

**No. 1**

on Rightmove for available stock\*

Our marketing reaches over

**4,500**

online buyers each week

In total we agreed sales of

**£100m**

worth of property in the last year

We have an active database of over

**1,600**

qualified Cotswold buyers

**50%**

of our property sales are to buyers from outside the local area

*"I was delighted by the level of service that I received from Dan and the team. Bearing in mind that I was buying through the Agency which was in fact acting on behalf of the vendor, the level of assistance that was offered surprised me. Nothing was too much trouble and the sale was completed quickly and professionally. I would most certainly recommend Hayman-Joyce Broadway to anyone wishing to buy, or sell a property."*

\*in postcode area WR11, WR12 and GL55 for 12 months prior to 1st October 2023.





# Meet the team at Hayman-Joyce Broadway

*“Have had many moves over years, and generally had poor to very bad experiences with Agents, so naturally we started from a sceptical base! Have to say Hayman-Joyce Broadway have been great, attentive and given good advice. Some 20 viewings all done by Hayman-Joyce Broadway resulted in a sale at our asking price. Would certainly recommend Hayman-Joyce Broadway.”*



**Charlie Comber**  
Director

**Sue Winning**  
Finance

**Sandy Guthrie**  
Marketing Consultant

**Lucy Jordan**  
Associate Director

**Kemal Itah**  
Sales Associate

**Liz Emms**  
Office Manager

**Penny Morrison**  
Sales Associate

**Dan Lloyd**  
Sales Manager



# How we value your property

**The Cotswolds and Vale of Evesham are full of unique and interesting properties and your market appraisal relies on our extensive local knowledge and experience.**

There are a number of factors we consider before, during and after our visit. These are:

- The location and size of your property
- The accommodation, condition, alterations and improvements you have made
- Key selling features: ancillary accommodation, land, home office, leisure facilities, technology
- Residential development or planning opportunities
- Market conditions – supply and demand – the economy and any Government incentives
- Your own objectives and expectations are also important factors

We use our unrivalled back catalogue of sold properties for comparable evidence, and we also research relevant and up to date information on recent property transactions.

*“Friendly, professional and knowledgeable. Charlie Comber and his team helped us to navigate a some what complex purchasesale, great communication and the benefit of years of experience got us across the finish line with our sanity intact. Wouldn't hesitate to recommend to anyone looking to move in the area.”*







# What to expect from Hayman-Joyce Broadway

**We don't ask for lengthy contract tie in periods, we operate on a no sale, no fee policy and there are no up front charges.**

Our fee includes:

- Professional photography
- Professional floor plan
- EPC certificate
- A high quality sales brochure
- A 'hanging gate' for sale board
- Presence on the Hayman-Joyce Broadway website
- Presence on the leading property portals, Rightmove, Zoopla, OnTheMarket and PrimeLocation
- Access to The Guild's UK-wide network
- Professional marketing
- Accompanied viewings
- Expert negotiations
- Managing the complete sales process from offer to completion

There are some instances where a small withdrawal fee is payable to cover photography & floor plans but this will be agreed in advance.

Fees are paid on the completion of the sale.



*“Selling a house is stressful but Dan and the HJB team were just amazing from day one to completion. Nothing was too much bother, from helping smooth solicitor issues and recommending an amazing removal company, to picking the keys up to move the new owners in. Friendly, proactive and professional, plus they got us the price we were after! Brilliant service and I can’t recommend Hayman-Joyce Broadway enough, Dan in particular.”*





# How we market your property

**Marketing has a significant impact on the sale of a property. We are well-connected, professional, and work hard to achieve the exceptional outcomes for which we are known. Our marketing strategies make it obvious that your property is for sale to anyone looking for a home.**

## **Photography and floor plans**

Bespoke photography of your home highlighting your property's best features. Accurate floor plans drawn by a professional.

## **Your full colour brochure**

We will design a high quality brochure for your approval which sells the key features of your home.

## **Our buyer database**

Using advanced software we have profiled our database of 1,600 active potential buyers and will match the data against your property profile and then make contact with interested parties.

## **Your for sale board**

We highly recommend our new 'hanging gate' for sale board, not only to locate your property but to 'spread the word' and maximise the number of potential buyers.

## **The glossy magazines and public relations**

We endeavour to get exposure in the press for your home. Which publications we approach depends on your type of property and special features or opportunities they present. We regularly advertise in the Cotswold Life. We also advertise in Horse and Hound, Country Life and the The Telegraph and The Times.

## **Your Hayman-Joyce Broadway website**

Our website receives over 300 visits a day from buyers looking for properties in the Cotswolds and Vale of Evesham.

## **Online property portals**

We invest in obtaining the best possible exposure for your property using the top rated property websites: Rightmove, Zoopla, PrimeLocation and OnTheMarket.

## **Your high street showroom**

Being located in Broadway High Street our visitor numbers are extremely high. All our property displays are 'back lit' for maximum impact.

*"Not sure if it was fate or luck but so pleased that Hayman-Joyce Broadway had been recommended to us. Charlie Comber popped over to carry out the valuation and from there on he was firmly on our side. Fruitless viewings, changes of mind and demanding potential buyers were brushed aside with a constant 'upwards and onwards' attitude, nothing was too much trouble. When we finally secured an offer, all the stops were pulled out in order to achieve completion by our deadline. Faultless customer service and a very happy client."*





# Viewings & feedback

**We always qualify buyers to match them to your property's location, size and features to avoid unnecessary viewings.**

We recommend using our trained sales team to conduct the viewings of your property. Our viewing team are trained to overcome any concerns potential buyers may have and we provide helpful local information to potential buyers based on their needs.

Within 48 hours of a viewing we will contact the potential buyer and make sure we 'dig' a little deeper to find out what they think about your property.

Once we have completed this discussion we will contact you with feedback on the viewing.

If your property has not sold, we offer a full review meeting every four weeks over a coffee, to evaluate the reasons why it has not sold, and review future marketing and sales strategies.

*"Hayman-Joyce Broadway were very helpful and knowledgeable, a pleasure to deal with. Would definitely use at any time. Thank you, keep up the good work."*



# Negotiating your sale

**We have considerable experience in the art of negotiation and will always seek to achieve the best possible deal for you.**

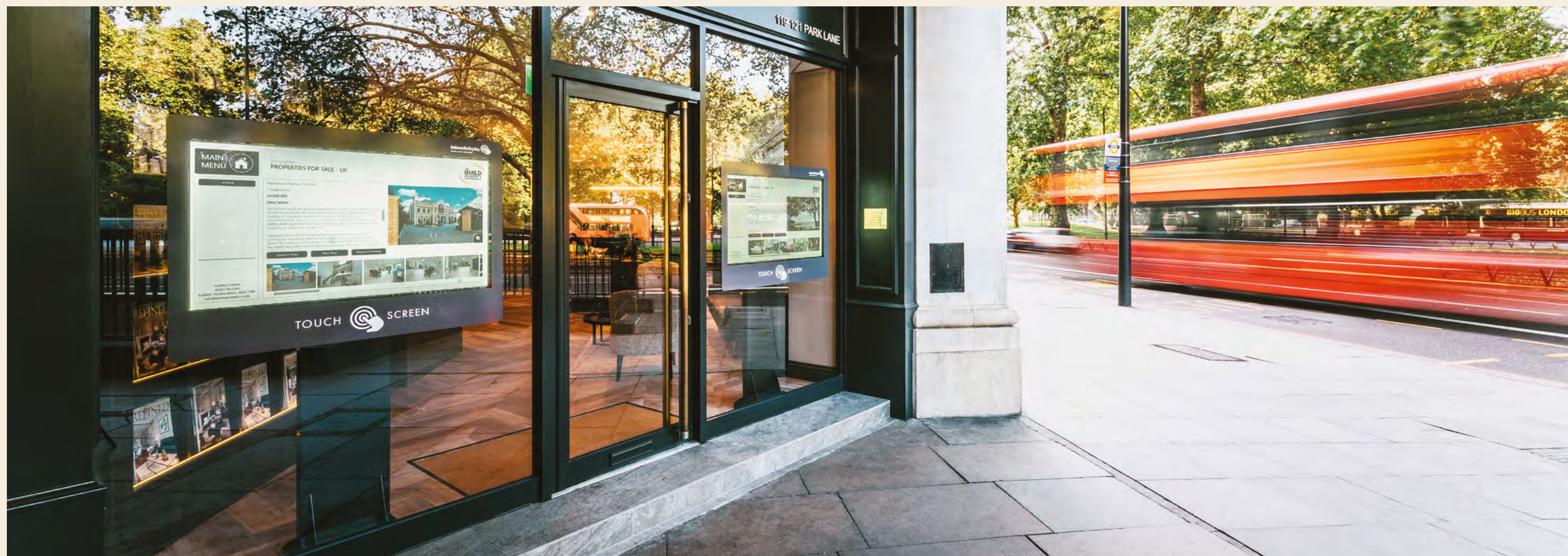
We seek clarification of the buyer's financial circumstances as soon as they make an offer on your property. As part of this we carry out checks on any property related sale the buyer may have and any chain details.

Any offers received will be presented and discussed with you within 24 hours of receipt.

We carry out checks in accordance with Anti-Money Laundering Regulations.

*"Dan and the team at Hayman-Joyce Broadway have been fantastic, right from the very first contact to finding our dream home. We viewed a number of properties with them, they have been so professional, helpful and friendly. When our offer was accepted Dan has kept me updated on progress and worked hard to push things through as quickly as possible for us. Thank you."*





# We are part of the Guild of Property Professionals

Hayman-Joyce Broadway are proud members of The Guild of Property Professionals, the UK's premium estate agency network, which helps us deliver outstanding results to our clients whilst maintaining outstanding service levels.

The Guild is a UK-wide network of independent estate and letting agents working together to raise and maintain property industry standards and help buyers and sellers move with confidence.

## **We are the exclusive Guild Member in the Broadway area**

We have been exclusively chosen as The Guild representative in the Broadway area thanks to our dedication and expertise in the local property market. As such, we stand apart from other local agents.

## **Local, regional and national connected network**

When you sell with us, we can promote your property far and wide thanks to our nationwide connections. What's more, if you're looking to move out of your area, we can refer you to the Guild Member in your desired destination.

## **Our London connection**

Our connection to the capital allows us to promote your property to the lucrative London market, as well as within our local market. When you choose us as your agent, your property is accessible 24/7 on the touch screens in Park Lane, London.

## **Trained, trusted and professional service**

Being part of The Guild means our teams have access to the associate training scheme which is approved by Cambridgeshire Trading Standards, so the service that you receive is consistently professional and detailed.

## **The benefits of moving with The Guild**

From increased exposure for your property to trustworthy training, as a member of the Guild Hayman-Joyce Broadway can really improve your move!

Contact us and learn more about how our membership of The Guild could help your property sale.

*"Thank you to all the team at Hayman-Joyce Broadway. We really appreciate your help whilst we went through the process of selling our home. Your service was professional, supportive and seamless from start to finish, we would highly recommend."*





# The experts in land & new homes

Hayman-Joyce Broadway are leading agents in the sale of land and new homes, with over 30% of our sales being new build.

We help identify development opportunities and work with planning experts to unlock the value of land as well as working in partnership with large and small development companies, building bespoke one-off new builds to large scale developments.

Visit our website to take a look at the exclusive new homes for sale and register your interest now for future projects.

*“From the start of the sale process to completion Charlie Comber and his team at Hayman-Joyce Broadway were a great help and support. Prior to launch, from our initial enquiry to listing the property, they made the whole process transparent and stress free. Hayman-Joyce Broadway had a valuable register of interested parties and Charlie’s advice pre and post offer saved several headaches. After we accepted an offer he was always available to deal with solicitors/buyers queries and was a steady and comfortable hand during the wait to complete. I have no hesitation in recommending him and his team for the good, old fashioned, impeccable, efficient and polite service they provided.”*





Broadway



Broadway



Broad Campden



Willersey



Bretforton



Blockley



Honeybourne



# Recently sold properties

From fields to farms and castles to cottages every house sale is important to us. We sell all over the North Cotswolds and Vale of Evesham and are here to help maximise the value of your property whilst making the process as smooth as possible.







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