

Nailed it...

Our new best price promise



Review
sales form

This form is to be used by a customer wishing to apply to the Darlows Best Price Commitment initiative.

Please complete and email this form to naileditclaim@darlows.co.uk We will provide a response in 14 working days from receipt of this form.

The Property

Full address of property sold	
Your name	
Contact email	
Contact phone number	
Your value opinion	£

Comparable Evidence

Please provide the details of a minimum of three suitable comparable properties. They must be of similar type, style, size, location and other relevant similar features to the subject property and a completed sale within six months of the completion date of your property. In terms of location, they should be within a radius of 500m for urban/suburban properties and within a radius of 2km for rural properties.

Comparable 1	
Address Including Postcode	
Property Type	
Number of Bedrooms	
Sale Price	
Date of Sale completion	
Positive factors compared to subject property	
Negative factors compared to subject property	
Source of Information (including any URLs - Rightmove/Land Registry Only)	

Comparable 2	
Address Including Postcode	
Property Type	
Number of Bedrooms	
Sale Price	
Date of Sale completion	
Positive factors compared to subject property	
Negative factors compared to subject property	
Source of Information (including any URLs - Rightmove/Land Registry Only)	

Comparable 3	
Address Including Postcode	
Property Type	
Number of Bedrooms	
Sale Price	
Date of Sale completion	
Positive factors compared to subject property	
Negative factors compared to subject property	
Source of Information (including any URLs - Rightmove/Land Registry Only)	

Application Summary

Please provide a summary to explain why you consider that your property was sold below offer value based on the information and comparable evidence being provided:-

Summary of Basis for Application
Empty space for user input

The Review Process

Subject to comparable evidence which meets the stated criteria being provide the completed form will be forwarded to Valuation Chartered Surveyors who will review the information provided and produce their own desktop assessment regarding the valuation of the property. They will report back their findings and opinion of value to Spicerhaart Estate Agencies Ltd who trade as Darlows.

Valuation Chartered Surveyors will provide an opinion of value using the comparative method/market approach. They will have conducted a review of relevant comparable evidence including the information provided in this form. In circumstances where the sales of similar properties are not readily available, they will provide an opinion of value having regard to their understanding of the market, appropriately comparing the attributes of the subject to that of the best sales evidence available.

Valuation Chartered Surveyors is an RICS Registered firm and is a company within Spicerhaart Group. The firm is a separate legal entity to Spicerhaart Estate Agencies Ltd and Darlows and there are no directors, partners or employees in common between the firms. For the avoidance of doubt, Valuation Chartered Surveyors will be acting for Spicerhaart Estate Agencies Ltd and Darlows only.

For internal use only

Please fully consider the comparables above and provide your comments on each below.

Comparable 1

Comparable 2

Comparable 3

Additional comments

Is there justification for a sale at under value?

YES ☐ NO ☐

If Yes, what is your opinion of value? £

Valuer name:

Valuer qualifications: