

---

The Property Search Consultancy  
Sourcing and acquiring the finest property



GARRINGTON



## Finding exceptional properties

Whether you are looking for a private residence, second home or a sound investment, Garrington can help you find and secure that perfect property.

For over twenty years we have acted as property search consultants for private buyers, corporate clients and investors, ensuring they make the most favourable and well informed purchasing decisions.

Our search consultants have unparalleled knowledge of the property market together with an extensive network of contacts. We are often aware of discretely available properties before they reach the open market, providing clients with crucial advantages over other buyers.

Garrington is a completely independent and privately owned company, therefore the advice we provide is objective and wholly impartial. Our focus is on matching requirements through sourcing the finest property.

Once a property is identified, a structured negotiation strategy is planned, factoring in local market conditions and comparable sales evidence. This ensures a clear and concise platform for preacquisition decision making. The entire transaction is overseen on your behalf by one of our experienced consultants. All necessary due diligence is addressed, thus ensuring you obtain as much information as possible before making a commitment.

The result is that Garrington secure exceptional property on your behalf, with minimum inconvenience and on the very best terms.

## Look no further

Garrington has the experience and expertise to skilfully guide you through the process of finding and securing your perfect property.

### **Understanding your requirements**

Our home is the one acquisition that most defines our taste, our lifestyle and our achievements – it is also our greatest reward.

Whether a city or country property, we recognise the emotional and financial commitment that is reflected in the property you choose.

We take time to fully understand what you want to achieve from your property and bring clarity and expertise to your search. We channel experience and knowledge into satisfying individual requirements, in terms of location, price, architecture and internal configuration. A new home has to 'feel' right – but we always remain objective.

### **Focusing on your needs**

The conventional model of estate agency was designed to suit the needs of people who had property to sell, which for many years has left buyers having to fend for themselves.

Garrington redresses this balance. As a property search consultancy, we represent the purchaser. Our professional approach and established reputation for providing straight forward, commercially sound and objective advice along with our considerable access to the market, gives clients buying power far in excess of unrepresented purchasers.

### **A single contact, a complete service.**

Clients are appointed a single point of contact with one of our experienced consultants who will guide you throughout the entire purchase process.

Our role is to oversee the entire process, leaving you free to continue with your busy life.





## From city streets to country lanes

Looking for the right property in a city is very different from searching in country areas. Each environment presents different challenges and Garrington is experienced at meeting them all.

Garrington has extensive coverage across the UK with a network of regional offices, as well as offices in central London which provide searches throughout the capital.

Our consultants all live and work in their local markets, and each of them have an enviable network of contacts for sourcing the finest homes.



### **City searches**

There are a number of specific issues that need consideration when faced with the reality of buying in large urban centres, such as London or Manchester.

We deal with a huge diversity of property and legal titles across the UK's urban centres including all attributable costs associated with city living. Clients receive the best possible advice from trusted, professional surveyors and our consultants will guide you towards the most appropriate decisions.

### **Country searches**

Property acquisition in rural areas also demands very specific knowledge. Planning issues are often specific to each district, and if the property includes a substantial plot of land or multiple buildings, factors such as rights of way and income potential need to be assessed. Other issues might pertain to estate management, listed buildings, tenanted properties, staff accommodation or even sporting rights – Garrington has the expertise to assist with such issues.

Our search consultants will always have detailed local knowledge and as with city searches, we will recommend specialist independent surveyors to examine any chosen property.



## For all your property needs

In addition to our principle search and acquisition service, we can also provide specialist services focusing on issues which are often fundamental to choosing the right property.

### **Investment property**

Recognising the rise in popularity for clients to generate or hold wealth within property as an asset class, Garrington offers a dedicated investment property search and acquisition service for clients.

We assist clients ranging from those wishing to acquire a single buy-to-let property to those wanting to build or grow an investment property portfolio. This service is offered across the UK taking into account differing investment motivations, whether they be yield led, capital growth or a blended return.

### **Rental search**

If a rental property is required as a long-term option or to bridge a gap between properties, Garrington has dedicated consultants with rental market expertise. We recognise the urgency often associated with a rental search schedule. We will ensure a suitable property is sourced in an appropriate time-frame and on the best rental terms.

### **School search**

Garrington has independent school search experts and education advisors, who provide a comprehensive service for clients who do not have the time, knowledge or confidence to select the most suitable independent schools for their children.

### **Equestrian**

We have developed a specialist service offering specific to the nuances involved in the acquisition of equestrian property with local experts who can advise you on all of the key issues of your equestrian property search.

They fully understand and appreciate the different elements involved and the requirements that each discipline may have; from evaluating whether the soil type is suitable for turnout for horses, to those interested in eventing, needing nearby hills for fittening work for their horses, to dressage riders requiring a ménage for training, to polo players needing flat areas for a pitch or stick and ball area.

## Group services

The Garrington Group is composed of a diverse range of businesses that cover a wide range of facets of the property and relocation market.

Whilst unique within each specialist sector, each company is united by the Garrington brand and culture; collectively providing market leading services with a focus on quality, professionalism and innovation from some of the most experienced and talented advisors in each field of expertise.



### Property Search and Acquisition

As expert property finders and with the widest coverage throughout the UK of any property search firm, Garrington's search consultants utilise their network of professional contacts and local knowledge to source property for discerning buyers wishing to make well informed purchasing decisions and acquire the finest property.

Our success stems from integrity and trust; giving objective and impartial advice to our clients whilst providing complete discretion and anonymity.



### International and Corporate Relocation

Garrington Relocation provides specialist relocation services to both corporate and private clients wishing to move to, or from, the UK. Our experienced team offers a wide range of services and solutions for all your moving requirements including, but not limited to, orientation tours, rental home searches, education advice, immigration and removals.

We have an unrivalled passion in making the relocation process an efficient, effective and enjoyable one.



### Private Office

The Garrington Private Office was created in response to feedback from existing clients and corporate alliance partners who were seeking ongoing support from a trusted advisor in managing all of their property affairs.

The Private Office service is available by invitation only and typically serves the needs of clients with established or high value property requirements or assists celebrity profile clients from the world of sport, media and entertainment.



### Asset Management

Garrington Asset Management offers a comprehensive and centralised service providing private and corporate clients with a primary point of contact for the strategic management of property assets. Our specialist team advises on property portfolio creation, diversification and disposals and works in partnership with other specialist advisors including property funds and wealth management firms.



### Land and Development Consultancy

Garrington Land works on behalf of clients seeking specialist advice on the acquisition, development and disposal of land and development opportunities.

Our team has many years of experience in this sector and has an impressive track record of success with assisting clients in sourcing, evaluating and acquiring attractive opportunities whilst optimising investment returns.



### Member of The Property Ombudsman

Garrington Property Finders is a full member of The Property Ombudsman and abides by its code of conduct for Buying Agents and redress scheme.



### The Association of Residential Property Finders

Garrington Property Finders is a full member of the ARPF which is a trading style of the Association of Relocation Professionals.



GARRINGTON

[garrington.co.uk](http://garrington.co.uk)