



61 Mosley Street, Manchester. M2 3HZ
Wigan Hall, New Market Street, Wigan. WN1 1HH

prospectps.co.uk

0161 212 1146
office@prospectps.co.uk

Serving the legal profession since 2011.

- Sensitive House Clearance
 - Locksmith Services
 - Isolation of Services & Drain Downs
 - Initial Inspection
 - Asset Evaluation & Dispersion
 - Unoccupied Property Insurance
-
- **Probate**
 - **Court of Protection**
 - **Deputyship**

All services delivered by our own specialists.



About Prospect PS.

Prospect PS Ltd are specialists in aiding solicitors throughout the entire process of probate administration and deputyships.



A nationwide company which can aid councils, solicitors and executors by providing a range of property services including:

- Sensitive house clearance
- Unoccupied property insurance up to point of sale
- Securing of property
- Locksmith services
- Plumbing services
- Electrical services
- Isolation and drain down of all services
- All property maintenance, roof repairs, gutter cleaning and external areas tidied and maintained
- Pest control
- Insurance inspection / visits
- Paperwork and valuable search
- Asset evaluation and dispersion
- Store & sell vehicles

We will provide you with every service you require to aid you with the properties in your charge.

We fully understand the sensitive nature of these situations and have dealt with over 2,000 estates since forming in 2011.

- Trees and green waste removal
- Visits to hospitals, care homes, police stations and crematoriums
- Trauma clean
- Assistance in mini clear / de-clutter with deputyship clients
- Fully licensed and environmentally friendly



Prospect PS. *We work under your instruction and do not expect payment until there is money in the client's account.*

Services Prospect PS.

All of our services are carried out with specific consideration to the differing aspects of Probate & Court of Protection.



Probate.

From house/garden/garage clearance to unoccupied property insurance, property maintenance and management, locksmith services, electrical and plumbing services, gas & fire safety, securing the property including boarding, fencing and pest control. Any service your client requires.

We always work under your instruction and offer structured payments where necessary.

Using our services means you are instructing straight from the source and are not simply using a third party company to find other companies to do the work, therefore effectively paying twice.

We are the only call you need to make!

After 13 years of running this company we can literally do anything required to help you in your role. Don't be afraid to ask.

Court of Protection.

Prospect understand the difficulty in handling the personal matters of your client's affairs under CoP especially their property and personal items. We have been protecting properties, valuables and personal items since we formed in 2011. From simple locksmith services to insurance, property maintenance and house clearance you can trust us here at Prospect to be one point of contact for all your needs. We can also defer payments until you have all your paperwork in order no matter how long that takes.

We understand that in some cases the only asset your client has is the property they either reside in or formerly resided in and it is of utmost importance on every level that it is protected in a sensitive manner.

Our unoccupied insurance policy can place your property on cover within the hour and yet again payments can be deferred.

We are able to remove and store items, deliver to care homes or evaluate and disperse of on behalf of your client with pre agreed prices. All the other services (including locksmith services, plumbing and electrical, pest control and house clearance) which you would expect in order to handle these cases are done in a sensitive and professional manner and always under your instruction.

Prospect PS. *We efficiently remove the many associated pain points for you.*

Services Prospect PS.

We provide two additional unique services that create time, cost efficiencies and transparency of process.



Insurance Help.

Do you need a quick insurance quote for your unoccupied property?

Or do you want to make sure your properties are correctly insured?

We can provide a same day quote but unlike your brokers we can also make sure all the stipulations are met to make sure the property in your charge is correctly insured. Get in touch with us today and we'll provide you with a quote.

Usually unoccupied properties require the following conditions being met...

- External locks must be British Standard 5 lever or Euro cylinder
- Isolation of water, gas and electricity
- Drain down of hot water and heating systems (heating can be left on at 12 degrees Oct to March)
- Windows locked or secured
- Monthly inspections

Secure Vault.

Prospect PS Secure Vault powered by Dropbox.

A password protected, case specific, secure online repository solely for your use.

In it we can place images, reports, quotes, EICR, gas safety certificates, EPCs, RICS valuations and market appraisals.

You can access and download anything you require at any given time.

You can even place secure instructions for works in there making your GDPR department very happy!



Prospect PS. *All the work that we perform is carried out by our 'in house' team.*

Asset Evaluation & Dispersion Prospect PS.

We are experts at valuing and disposing of assets, gaining maximum value for the estate.



We can assist in the sale of any property or asset on the estate providing you with...

- RICS property valuations for date of death or current market value
- Secure storage and inventories of chattels and collectables that can be valued by our network of experts. Any item can then be delivered or liquidised

We donate any unwanted furniture of nominal value to relevant local charities.



Mr Derek Tarn (dec'd)
12 London Road
Caterham, Surrey
GU18 2EH
13.02.24 Page 1 of 2

Chattels Valuation 9th February 2024

POS	Description	Value	Image	Gift?
Jewellery				
1	825 Locker and Chain	£10	1 & 2	Yes
2	9ct Onyx ring	£52	1 & 2	Yes
3	18ct Sapphire+diamond ring	£130	1 & 2	Yes
4	9ct Blue stone with Tw CZ stones	£20	1 & 2	Yes
5	9ct Ruby and diamond ring	£40	1 & 2	Yes
6	18ct Diamond single stone	£70	1 & 2	Yes
7	9ct CZ ring	£20	1 & 2	Yes
8	9ct Diamond watch	£240	1 & 2	Yes
9	9ct Tie pin	£85	1 & 2	Yes
10	Roses (related) with paperwork	£650	3	Yes
Furniture				
11	Cream floor to ceiling bookshelf with 3 cupboards	£50	4	No
12	4x4-plan butterfly dining chairs with cream seat	<	<	No
13	Libenza drop leaf dining table from G-Plan			
14	Greaves and Thomas corner cabinet			
15	Tota Libenza sideboard from G-Plan			
16	Stereo Grundig Possil 5			
17	Retro bedroom headboard by Ebenezer (1960s with 2 night stands on either side)			
18	Libenza teak chest of drawers, tall boy			
19	Libenza teak dressing table			
20	G-Plan wardrobes x 2			



Continued... Chattels Valuation 9th February 2024

POS	Description	Value	Image	Gift?
21	Cream tub chair		14	No
22	No other chattels with monetary value, other gifts below	£30		
23	"Milkmaid" mother and daughter			
24	Painted on original sapphire (in targe)	None	15	Yes
25	One of the bird feeding tables in garden	None	16	Yes
26	Crystal glass fruit bowl with handle (in front bedroom)	None	17	Yes
27	Rest of glass-topped tables	None	18	Yes
28	Wooden planter stand and oval matching table, heirlooms of the Bailey family	None	19	Yes
29	Victorian table with drawer	None	18 & 20	Yes
30	Ornament and picture of "Harker" (painted pig)	None	21	Yes
31		None	21	Yes

Any questions don't hesitate to ask.
Kind regards,

Janice Halliwell
Asset Evaluation and Dispersion
0161 212 1146 / 07887 604 861



prospectps.co.uk | 0161 212 1146 | office@prospectps.co.uk
61 Mosley Street, Manchester, M2 3HZ | VAT Registration No. GB150184886 | Company Registration No. 08594939

Prospect PS. Fully trained and insured tradespeople.

House Clearance Prospect PS.

Our clearance teams are fully trained and experienced in handling all work relating to probate cases sensitively.



Always leaving properties cleared, cleaned and market ready...

- Complete property clearance
- Trauma clean
- Fumigation / Pest control
- Deep clean
- Waste removed environmentally
- Garden clearance
- Full report of works completed with images

We donate any unwanted furniture of nominal value to relevant local charities.



Prospect PS. *We don't subcontract any work to untested 'local agents'.*

Summary Marketing Advice Prospect PS.

An accurate professional property valuation as opposed to an unregulated estate agent valuation.



Address: 14 Pendleton Avenue, Kentish Town, London, NW5 1DH

Summary Marketing Advice. Thursday 1st February 2024

1. Property Description

- 1.1 The Property is freehold, detached house set on a cul-de-sac, in close proximity to a Railway Line around the site.
- 1.2 The Property comprises of 4 Bedrooms and 2 Bathrooms.
- 1.3 We estimate the Gross Internal Area to be some 115m2.
- 1.4 We take note of Land Registry Title - EGL4736272 (Freehold).

3. Recommendations

- 3.1. Using our internal bespoke database, we have analysed which Local Estate Agents are most active and successful within the micro-location, selling this type of asset. The results are in the table as above.
- 3.2. It is our recommendation that Prospect PS Ltd coordinate the sale on behalf of the Estate to achieve the highest price using the most effective sales strategy.
- 3.3. By entrusting this process with a RICS Regulated Firm, we ensure you are in safe hands and any sales strategy will be professionally managed including terms with the Local Estate Agents and coordinating the legal process that follows once under offer. Our fees vary depending on property value but would include any Local Estate Agent's fees.
- 3.4. We recommend the Property to be sold via Private Treaty by Mylford Estate Agents or Pinedale Homes at a Guide Price of £875,000.

2. Strongest Comparable Data

Date: **SOLD** 21.04.23
Address: 27 Chetwynd Rd, Kentish Town, London. NW5 2GF
Type: 120m2 (EPC). 4 Bedroom Detached House in fair order. Freehold
Sale Price: £925,000
Date: LISTED 09.11.22

Date: **SOLD** 27.06.23
Address: 27 Chetwynd Rd, Kentish Town, London. NW5 2GF
Type: 105m2 (EPC). 4 Bedroom Detached House in fair order. Freehold
Sale Price: £875,000
Date: LISTED 26.11.22

Agent	Agent	Agent	Agent	Agent
William H Brown	18.3%	18.2%	8.3%	8.7%
Purple Bricks	15.6%	45.2%	7.9%	0%
Keller Williams	8.3%	0%	0%	0%
Bairstow Eves CW	8.3%	0%	5.3%	21.7%
Bairstow Eves	6.4%	0%	7%	4.3%



Prospect PS. *Total accountability for all the services that we offer.*

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