



Village & Country Property Marketing Service



ESTATE AGENTS • LAND AGENTS • CHARTERED SURVEYORS & VALUERS • AUCTIONEERS • COMMERCIAL • LETTINGS

The history of our company has been inextricably linked with the farming and rural community of Lincolnshire for over 200 years. Over this time we have become renowned for the sale of cottages and houses down country lanes, farmhouses with fine landscape settings and charming and attractive homes in many a popular village in the County.

We consider that our knowledge and experience in the marketing and sales of Village & Country in the County is second to none. Our ability to tailor our service around the needs of both the client and their home ensures that our sales team is always focused on achieving the best possible sale price within the timescale specified by our client.

Robert Bell & Company stands for the highest standards of quality and integrity in the sale of Village & Country Homes across Lincolnshire. Our reputation for uncompromising professionalism in everything we do is earned day in and day out by serving our clients and earning their trust.

A substantial amount of our business comes from personal and professional recommendation and repeat business, often from several generations of the same family.

The secret of our longevity and success - a pride in professionalism, knowledge of the local market, national marketing expertise, a commitment to personal service and a continuous enhancement of our marketing service to ensure that it can always be tailored to the individual needs of our client, their property and the modern times in which we live.

Elements of our Marketing Service:

- Quality Personal Service - offering tailored sales liaison agreements
- Marketing overseen by a partner who is a member of the Royal Institution of Chartered Surveyors
- Professional Marketing Appraisal
- Formal Marketing Reports
- Quality local regional and national press advertising
- Public Relations Expertise and Promotions
- High Quality Professionally Printed Sales Brochures
- Elevated Photography, digital mapping and floor plans
- Accompanied viewings by senior sales team member
- Sales by Private Treaty, Auction and Informal Tender

robert-bell.org - Advanced Internet Marketing

- Pop Up Promotions
- News Features
- 360 Degree Virtual Tours
- Video Podcasts
- Large property slide shows
- Rightmove and other portals
- Social Network marketing



Lincolnshire's leading property consultants





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Lincoln

43 Silver Street
Lincoln
LN2 1EH
Tel: 01522 538888
Fax: 01522 589988
lincoln@robert-bell.org

Horncastle

Old Bank Chambers
Horncastle
LN9 5HY
Tel: 01507 522222
Fax: 01507 524444
horncastle@robert-bell.org

Woodhall Spa

19 Station Road
Woodhall Spa
LN10 6QL
Tel: 01526 353333
Fax: 01526 352600
woodhallspa@robert-bell.org

Coningsby (display office)

32 High Street
Coningsby
LN9 5HY
Tel: 01526 344434
Fax: 01526 344600
coningsby@robert-bell.org



Your Essential Professional Support Services

Often the key to sales success for many Village & Country Homes is the agent's ability to offer and apply a range of professional services, which are essential to unlocking the real value of the client's property to the market. At Robert Bell & Company you have access to all the additional services you need.

- **Planning & Development Consultancy**

Our team can identify development opportunities of a client's property and seek to act as the focus of a team of professionals to bring them about. Listed Building and Conservation Area Planning Advisory Service.

- **Land Agency**

A service that has been at the heart of our company for over 200 years, handling all aspects of farm business, including farm sales and all aspects of estate management, farm machinery and livestock auctions, land surveying, farm diversification schemes and more.

- **Auctioneers**

We provide residential, commercial, and farm property auction services.

We are highly experienced chattel auctioneers and valuers holding regular catalogue Antique and general furniture and effects sales throughout the year at our auction room and other sites. We conduct both farm machinery and livestock auction sales.

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Our Invitation to You

At Robert Bell & Company we are known for the marketing sale of Village & Country Homes, large or small, period or modern in areas of outstanding natural beauty, the Wolds, heath, fen and marsh. If you are looking to sell your home, we would like to provide you with full details of our professional marketing service and show you why it is essential to you achieving the sales success you require.

- **Commercial Business Services**

Handling commercial property sales and management, rent reviews and lease renewals, Rating Valuations and Appeals.

- **Surveyors and Valuers**

As Chartered Surveyors we offer RICS Home Buyers Surveys and Valuation Reports and formal professional valuations for finance purposes, matrimonial proceedings, Probate, as Expert Witnesses for clients and the court, Council Tax Appeals and more.

- **Residential Lettings and Property Management**

In 2009 we handled the letting and management of residential property totalling a rent toll of £4.5m. As one of the county's foremost letting and management agents we offer a comprehensive service for both individual landlords and portfolio holders.

"At Robert Bell & Company we believe all Village & Country Homes have unique qualities that deserve the no-nonsense professional marketing service we offer. Let our passion for your home lead you to sales success".

Contact us for a Free Marketing Appraisal of your home

www.robert-bell.org *Advanced Internet Marketing*

