

# twgaze



The Complete Service...  
for Landowners  
and Developers

## A dedicated service

TW Gaze are pleased to be able to offer a dedicated service to Landowners and Developers to assist with all aspects of your property development plans.

We understand that each site comes with its specific requirements and we can provide a tailored approach from start to finish.



## For Landowners...

- Market Land valuations.
- Advice to maximise land value.
- Planning consultancy and advice on trends.
- Project manage prospective planning applications.
- Direct marketing to developers and national housebuilders.
- Liaise with planning officers and architects

## For Developers...

- Land sourcing and site acquisition.
- Feasibility advice and market research reports.
- Development appraisals to assist in residual land valuations.
- Advice on floorplans and layouts to meet current market trends.
- Market strategy advice including tailored marketing proposals.
- Access to our exclusive client database.

Find out more online...

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

## Marketing

Effective marketing will showcase your project at its very best in order to achieve a successful result.

Here's how we do it...



### Websites

The emphasis has changed enormously over the last 10 years with a move away from the traditional newspaper advertising to the digital age. Using market leaders, we focus our marketing approach on clear adverts away from 'estate agent speak' and use good quality photographs. Having a strong presence on these property portals allows us to place properties in front of potential buyers as quickly and as easily as possible.

### Social Media

Having a presence on social media is so important in today's technological age. Active posting and advertising on the sites allows us to not only connect with potential buyers but also developers, housebuilders and fellow property professionals.

### Target Specific Clients

TW Gaze prides itself in having a long standing presence in Norfolk/Suffolk and because of this, we have developed excellent relationships with many returning clients. We are experts in targeting specific buyers who we feel the property is suitable for.

### Traditional Media

Full page adverts in local and regional newspapers.

### Brochures

Brochures can be produced in-house or professionally printed according to what is required. Whichever you choose, we always use good quality images and floor plans to show the property in its best light and aim to bring the salient photos to the fore.

### Photographs

Getting the right image for your property is vital. A poor image is worse than none at all. However, the images need to be truthful and over-flattering pictures can do as much harm as poor ones.

### Sale Boards

Whilst we do not insist on a sale board being erected, they have proven to be a useful marketing tool. To enhance the sale process, we generally recommend one is erected.

## Why choose TW Gaze?

Our expertise, heritage and area knowledge allows us to offer a seamless process where your project is the focus of our attention.

### Local Market Knowledge

Extensive knowledge of the local market and the area generally to help long distance viewers know what they are coming to

### Simple Contracts

No lengthy fixed term contract as we are confident you will be happy with our service.

### Stay In Touch

Regular communication with our vendors so you know what is happening at every stage.

### Prominent Offices

Well established and accessible Norfolk offices in the heart of Diss and Wymondham.

### Flexible

We can offer a range of selling options including Private Treaty, Tender, Auction and also discreet marketing.

### Professionalism

We are governed by the rules of the Royal Institution of Chartered Surveyors and in addition we are members of the Property Ombudsman, approved by the Office of Fair Trading.

### And...

We never forget who our client is.

## Don't just take our word for it...

We undertake a review of each sale and ask the vendor and the buyer to complete a questionnaire which is then sent to an independent company - Reference Line.

Below are just some of the recent comments.

To see all the responses please go to [www.reference-line.com](http://www.reference-line.com)

**93%** Overall satisfaction rating

*"Great advice from the point before we applied for planning permission through of sale of the barn. Good interest was generated swiftly and efficiently. We are very impressed by TW Gaze."*

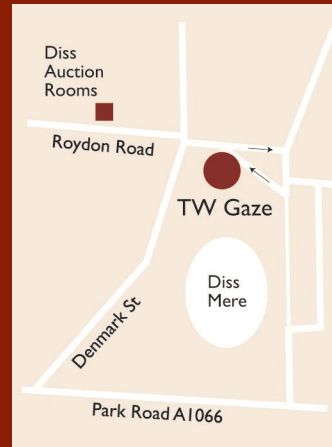
*"Excellent. Very helpful. Always willing to go the extra mile. A huge team effort. Fantastic."*

*"The service I received from TW Gaze remained efficient and professional throughout the selling process. A friendly team where nothing was too much trouble, would definitely use again."*

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To discuss your requirements,  
get in touch today:



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Norfolk  
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### Wymondham

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Norfolk  
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Find out more online...

twgaze.co.uk