

# Selling your empty home: Property-buying companies

Please note that the following list does not constitute a recommendation of any of the companies listed; is not exhaustive (being compiled from online research undertaken in May 2012); and is solely for use as reference material for making your own decisions.

## Overview

Property buying companies offer to buy 'any' residential property, promising a guaranteed sale very quickly (from as little as 10 days in some cases). The catch is that they offer below market value.

This type of sale won't suit everyone, but may be worth pursuing if the costs and stresses associated with your empty property are so great that you just want a quick resolution.

Tread carefully if you pursue this route, as this type of company has a reputation for reducing their offers once they've been agreed.

## Companies operating in Scotland

### Express Estate Agency

[www.expressestateagency.co.uk](http://www.expressestateagency.co.uk)

They say "We are helping 370+ homesellers every month achieve maximum value for their property quickly using our unique, market-leading solution".

### Express Property Buying

[www.expresspropertybuying.co.uk](http://www.expresspropertybuying.co.uk)

They say: "We guarantee to get you a fast offer on your home without the stress, cost and time scales of selling your home on the open market. We can get a quick home sale offer on almost any type of property, in any condition, anywhere in Scotland...The offer we can get for you will be below the current market value but it will be the highest possible price available for a quick sale".

### I Need to Sell My Home

[www.ineedtosellmyhome.co.uk](http://www.ineedtosellmyhome.co.uk)

They say: "I Need to Sell My Home buy all types of Scottish property in any condition...you'll save on estate agency fees and your legal costs...We can move fast because we've got cash buyers waiting with funds available and we're not part of a chain".

### Local Buyers

[www.local-buyers.co.uk](http://www.local-buyers.co.uk)

They say: "showing motivated sellers the shortcut route to a quick house sale".

### McEwan Fraser Investments

[www.21-days.co.uk](http://www.21-days.co.uk)

They say: "We are experts in private property sales and can assure a fast, efficient service...It is very unlikely that we will offer you full market value for your property. McEwan Fraser normally offers between 70-95% of an independent surveyor's valuation... get your house sold quickly, safe in the knowledge that you can purchase your next home".

### Move Quick properties

[www.movequickproperties.co.uk](http://www.movequickproperties.co.uk)

They say: "We are professional house buyers who use our own funds to purchase property. While most of our competitors will try and broker your house to a third party, our ethos at Move Quick is to stay with you every step of the way...We will pay up to 85 per cent of the market value of your property."

### National Homebuyers

[www.nationalhomebuyers.co.uk](http://www.nationalhomebuyers.co.uk)

They say:" National Homebuyers will begin by carrying out a fast valuation on your property, immediately followed by a firm cash offer to buy...Once you accept an offer from National Homebuyers, we always work to dates to suit you for completion, which can be as quickly or as slowly as you require. We take no commission from the sale price and will even pay up to £1,000 towards legal fees on completion."

### Yellow Springbok

[www.yellowspringbok.co.uk](http://www.yellowspringbok.co.uk)

They say: "We always try to find the best solution and the best selling price for you, guaranteed. We won't take advantage of you in a tough situation."