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# Use An Online Estate Agent To Sell

When buying or selling property most people use an estate agent but some people choose to do it independently. There are many private sales websites that can try and sell your property for free or for a low charge.

Below is a list of 5 benefits of using an Estate Agent.

1. Estate agents will understand potential restrictions of a property. It's possible to buy a property at auction or without the advice of an Estate agent and then find that there are certain restrictions in place that make it a bad purchase. For example a plot of land that you wish to build on, only to find that it's not going to be possible to get planning permission or that the property is on a flood plain. This is information that you would expect [Scottish Estate Agents](#) to be aware of and help you avoid such mistakes. Along similar lines a local estate agent should also be aware of any future property developments, which may have a negative effect on property value or in some cases a positive effect.

2. An Estate agent can alert you to potential problems with properties. It's generally good practice (and usually required for a mortgage) to have a property checked by a property surveyor, however in some cases an experienced Estate agent can point out potential problems before you go to the expense of a surveyor. For example if a particular area is known to have problems with electrics due to overhead power cables a local Estate agent may well already be aware of it. In Scotland please check the properties [Home Report Scotland](#).

3. Whenever buying or selling a property you are entering into a contract. Many people just sign these contracts presuming they are correct. However if you are representing yourself there's a danger you may sign a contract that is not in your favour. Estate agents deal with these contracts on a daily basis so will know if there is anything out of the ordinary.

4. You may think that you will make a large saving but selling a property without an estate agent, however you must consider the cost of advertising the property. It's difficult to get same exposure for your property as an Estate agent will as they are doing it every day. Also on average property sold without an Estate agent is sold at a lower cost than property sold by an Estate agent in the same area. These days over 90% of buyers look on the corporate property portals e.g. rightmove.

5. It is also a lot harder to find a property to purchase without the help of an Estate agent. Although the internet is a great place to start your search. You can walk into an Estate agent and explain exactly the sort of property you are looking for they will show you just those sorts of properties. If you are looking independently you have to search through all the listings to find the properties that you require. An estate agent can also arrange a number of consecutive viewings on one day which again will save time.

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