

Selling your Empty Property:

There are a number of avenues you can use to sell your empty property. These include:-

Using an Estate Agent:

Estate Agents normally charge a minimum fee or a percentage of the total sale price. This method may secure you a slightly higher price for the property but also can sometimes mean that your property is on the market for a long period of time.

Selling through Auction:

Estate Agents and Auctioneers in the Swansea area currently charge around 2% to sell properties via auction, often having a minimum basic fee for those expected to sell at the lower end of the market. Some also charge an additional entry fee which covers the costs of producing literature, advertising and organising the auction itself.

Auction is a very good way of releasing any capital you have in the property quickly. Most properties tend to sell the day of the auction and a 10% non-refundable deposit is taken that day. Completion generally takes place within a month. If your property is in a particularly poor condition then this is a very good way of selling it as houses that need full renovation tend to attract a lot of interest at auction!

Refer to the local 'Property Post' for Auction / Estate Agent contact numbers and review their websites to get an idea of how they market their properties.

Direct sale to Builders

If you are unable to return the property to use and therefore want to sell it the Council is often approached by private investors interested in purchasing empty properties. Please contact Sally Jones (Technical Officer) on 01792 635600 if you would like the Council to provide you with contact details for investors who have expressed an interest in purchasing property in the Swansea area.