



**ALL YOU NEED FROM AN ESTATE AGENT**



**CHARLES LOUIS**  
HOMES & MORTGAGES





CHARLES LOUIS  
GROUP



### Sales & Letting Agent

Combining proactive marketing technique with an unwavering commitment to achieving the best price for our clients, our Estate Agency branch has acquired an unrivalled reputation for excellence



### Independent Mortgage Advisors

Our knowledgeable team have been advising home buyers for over 25 years, searching the whole of the market and applying a wealth of experience to ensure our clients secure the very best product



### Bridging & Development Finance

Having access to a wide network of lenders, we specialise in bridging and short-term loans as well as commercial finance, making your most ambitious plans for land and property development a reality



### Insurance Brokers

Offering expert advice in all aspects of insurance including home, business and personal cover, we'll find you the right product, tailored to ensure you'll always have piece of mind



### Commercial Specialists

Our dedicated team take a fresh approach to commercial property and business sales, using advanced data sourcing and dynamic marketing strategies to ensure the best results for our clients

Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

[charleslouishomes.co.uk](https://charleslouishomes.co.uk)  
[enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on



# HOMES & MORTGAGES

## Meet The Team



**CHARLES LOUIS**  
HOMES & MORTGAGES



### **JAMES BIRCH**

Director / ANAEA | 07821 119 583

Born and raised in Edgworth, Jamie's career in property sales began over twenty years ago. Since establishing Charles Louis, he's acquired a reputation locally for delivering excellent customer service, giving every client his undivided attention.



### **ZOE BIRCH**

Sales Manager / BA Hons | 07702 017 029

Zoe's local knowledge is second to none and she shares Jamie's passion for providing great customer service. What our clients love most about Zoe is the boundless energy and enthusiasm she brings to everything she does.



### **DAVID COOKSON**

Director / Ce-Map | [david@charleslouis.co.uk](mailto:david@charleslouis.co.uk)

Having qualified in 2002, David runs the family mortgage advisory business, established in 1996. The company has offered the same excellent service for over a quarter of a century. Being lifelong friends, Jamie and David joined forces in 2019 to form Charles Louis Homes & Mortgages.



### **LEILA TRIFFITT**

Lettings Director / ARLA | 07759 807 256

Having known Jamie & Zoe for over ten years, Leila recently joined the team as Lettings Director, bringing with her a proactive & personal approach, and a wealth of experience across all aspects of the lettings process.



Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

[charleslouishomes.co.uk](https://www.charleslouishomes.co.uk)  
[enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on



# SALES

Our focus is to achieve the best possible price for our clients



CHARLES LOUIS

HOMES & MORTGAGES



## We get you noticed

We'll show case your property to the biggest online audience with a premium display including professional photos, virtual tour and floorplan, because first impressions are everything!



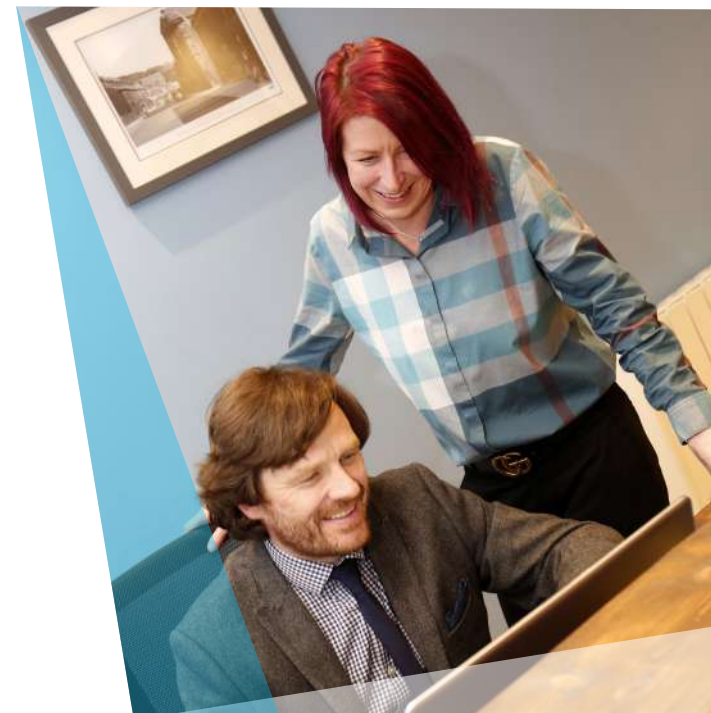
## We accompany viewings

We get to know both our sellers and our buyers so we can match them to their ideal home. When conducting viewings, our aim is to generate the best possible offer for you from serious buyers.



## We're fully committed

We know that communication is the cornerstone of excellence. We're open 7 days a week, and often well into the evening, so you'll always be able to reach us when you need our support.



“ I cannot recommend Charles Louis highly enough! James & Zoe have been fantastic from start to finish, their level of professionalism & knowledge exceeds all expectations. They were on hand throughout to answer any queries and offer advice. Our sale was completed smoothly within 12 weeks & Charles Louis kept in regular contact throughout. I have already recommended Charles Louis to family & friends. ”

rightmove

OnTheMarket

Zoopla

PrimeLocation.com

Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

🌐 [charleslouishomes.co.uk](https://charleslouishomes.co.uk)  
✉ [enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on





# NEW HOMES

We'll help you find the perfect property, guiding you every step of the way through to completion



CHARLES LOUIS

HOMES & MORTGAGES



## Land & New Homes

We've worked with a number of renowned New Homes Builders locally and regionally, across the North West. Our team of Specialists provide expert advice and offer tailored marketing packages to ensure maximum levels of interest in your development from concept to completion.



## Bridging & Development finance

Having access to a wide network of lenders, we specialise in bridging and short-term loans as well as commercial finance, making your most ambitious plans for land and property development a reality.



Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

🌐 [charleslouishomes.co.uk](https://charleslouishomes.co.uk)  
✉ [enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on



# WHAT OUR CUSTOMERS SAY

We're the highest rated agent in Ramsbottom, here's what they have to say



## CHARLES LOUIS

HOMES & MORTGAGES



### Excellent service

The service I received from James and Zoe at Charles Louis Homes was excellent. They guided me through the whole process of selling my house and kept me regularly updated. James and Zoe are extremely friendly and helpful and were always on hand if I had any questions. I cannot recommend them highly enough.

Glenn Thornton



### Highly recommend

I would highly recommend Charles Louis Homes. They were fantastic in helping me sell my late mum's house, taking care of all the viewings, so it was hassle free for us. They couldn't have been more professional, but with a caring manner with a great intuition for finding the right buyers for the property. Totally putting our mind at ease. Superb service thank you James and Zoe.

Susan Carrington



### I cannot recommend highly enough!

James & Zoe have been fantastic from start to finish, their level of professionalism & knowledge exceeds all expectations. They were on hand throughout to answer any queries and offer advice. Our sale was completed smoothly within 12 weeks & Charles Louis kept in regular contact throughout. I have already recommended Charles Louis to family & friends. Thank you again to James & Zoe for all your assistance.

Louise Grogan



### Unbelievable service

Unbelievable service from Jamie and Zoe! Sold my house in a week for £16,000 more than I wanted! I have already put all my friends on to them!

Carl Glennon



### Outstanding!

The service received at Charles Louis Homes has been outstanding! Very professional from start to finish and always there to answer any questions. Highly recommended.

Leanne Longworth



### Fantastic throughout

Zoe, James and the team were fantastic throughout the process of me purchasing my first home. There was always someone on hand to answer my questions and they were very flexible when it came to me wanting to view the property multiple times throughout the sale.

For a relatively new business, they are extremely professional and there is definitely an extra personal touch there that other bigger agents can't really offer. I really cannot recommend them enough!

Philippa Hudson



### Thanks for your help with everything!

I can't recommend Charles Louis Homes enough for the way they have looked after myself and my wife to find us our dream home. The whole team helped sort out several viewings in just a few weeks and got us an offer accepted straight away.

Ian Sutcliffe



### Always more than willing to help

Had the opportunity to work with Zoe Birch and James Birch. Very professional and very helpful. They have facilitated our purchase, made sure things run smoothly and are always more than willing to help. Would definitely recommend them for anyone looking for agents.

Rahmed Hakim

Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

🌐 [charleslouishomes.co.uk](https://charleslouishomes.co.uk)  
✉ [enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on



# LETTINGS

We'll find you the best tenant so you can sit back and relax.



CHARLES LOUIS  
HOMES & MORTGAGES



## Fully Managed Service

From marketing to move-in, and throughout the tenancy we'll take care of your property to give you complete peace of mind.



## Rent Collection Service

Once we've moved your tenant in, we'll manage your incoming rent and provide you with monthly statements so you'll always know where you stand.



## Tenant Find Only

Our most basic service. We'll find you a suitable tenant, complete their move-in then hand over to you to manage the tenancy from there.



The Lettings market is fast paced, and with our professional photos, virtual tour and extensive online marketing, you're likely to have interest from prospective tenants from all walks of life. Charles Louis have developed sophisticated software which allows us to comprehensively screen all interest at the outset, presenting you with a short list of the best possible applicants. When a let is agreed, we'll collect a holding deposit and proceed to a full application, obtaining detailed references and using automated alerts to prompt the applicant to move swiftly and efficiently through the application process, keeping you up to date every step of the way. We provide a meticulous inventory prior to occupation, and for our Fully Managed Landlords, we'll inspect the property at regular intervals thereafter to ensure it's being well maintained, reporting to you after every visit. Your rent will be collected and issued to you promptly, with monthly statements as standard. Our team of contractors are on hand to attend to any maintenance issues and you'll always know where you stand.

Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

[charleslouishomes.co.uk](https://charleslouishomes.co.uk)  
[enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on





# MORTGAGES

Our team of Independent Mortgage Advisors will search the whole market to find you the best possible deal.



CHARLES LOUIS  
HOMES & MORTGAGES

*Our Independent Financial Advisory Business was established in 1996 and offers the same quality service today as ever. We're directly authorised, completely impartial and here to find you the best possible way forward, even if that means sending you direct to a lender.*



## First Time Buyers

Buying your first home is exciting. We'll find the mortgage to suit your needs, and guide you through the whole process from start to finish.



## Moving Home

Whether you're upsizing or relocating, tied to your current lender or free to switch, we'll help you find the best way forward.



## Remortgage

If you're looking to free up equity from an existing property, we'll work with you to ensure your re-mortgage runs smoothly.



## Buy To Let

We specialise in Buy To Let mortgages and with over 25 years experience, we'll help you get the most out of your investment.



“Absolutely superb mortgage brokers and have got me every single mortgage that I have applied for so far - and that's a lot. A serious player in my power team and one that I would be absolutely lost without.

Can't recommend Charles Louis enough - they are the best mortgage brokers I have ever had the pleasure of working with”



FCA Regulated



Whole Market Access



Expert Advice

*\*Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it*

Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

🌐 [charleslouishomes.co.uk](https://charleslouishomes.co.uk)  
✉ [enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on





# INSURANCE

for total piece of mind, we've got you covered



CHARLES LOUIS

HOMES & MORTGAGES



## HOME

From buildings to contents and everything in between, we'll place your insurance with the best lender to meet all your property requirements



## Personal

Protection for you, your family, your mortgage and your income, so whatever life throws at you, you're covered



## Business

Plain and simple advice to ensure your business is protected against financial loss. Whatever you need, we'll provide

From Personal Cover, to Homes & Businesses, we'll find you the right product, tailored to ensure you always have peace of mind



FCA Regulated



Whole Market Access



Expert Advice

Charles Louis Homes & Mortgages  
4 Bolton Street, Ramsbottom,  
Lancashire BL0 9HX

Open 7 days a week  
**0161 959 0166**

[www.charleslouis.co.uk](http://www.charleslouis.co.uk)  
[enquire@charleslouis.co.uk](mailto:enquire@charleslouis.co.uk)

Find us on





## Commercial Property

We handle the sale for a wide range of different commercial properties including office blocks, new build development, multi-site investment opportunities, retail spaces, and more.

Our marketing techniques include blending the active engagement of group networks and buyer relationships which are complemented by the very best online and social media platforms. We constantly review our techniques to provide the best results.

As a Challenger Agent we view the market from a new perspective. We identify what is already on the market and critique the current strategies used by other brokers allowing us to take full advantage of the gaps in the market and keep our approach fresh and relevant. We consider this particularly important to the ever-changing way business operates.



## Tenant Sourcing

Our aim is to break the trend of high tenant turn-over to minimise the costs and help protect your investment. We therefore have the advantage of being on top of the latest trends to ensure we are fully active and able to authentically inform you when it comes to tenant sourcing.

A crucial element to sourcing your tenant is making sure it is the right tenant. Prioritising communication from the start, we take a futureproof approach when it comes to finding the right tenant to provide a lasting and secure relationship. This aims to protect both the landlord and the leaseholder to make sure the tenant profile fits your overall investment strategy.

### **ANTHONY MEADOWCROFT** | Director of Commercial Sales

Anthony recently joined the Group as Head of our National Commercial Agency. With a wealth of experience in the industry, what sets Anthony apart is his passion for the job and his own personal mission to challenge traditional standards within the commercial industry. Driving results with cutting edge strategies and software coupled with meticulous care and attention to detail, Anthony is determined to deliver the best customer experience with a process that's authentic, progressive and straightforward.







## Business Sales

We appreciate that every business is unique. Our dynamic approach allows us to provide a smooth and efficient process. Our team is dedicated to understanding your industry and any past selling experience to support negotiations through uncomplicated discussions, ultimately achieving the best deal for all parties.

By offering a bespoke service, we deal with businesses from mainstream Retail and Leisure to more specialist sectors including Care and Digital. Part of our tailored service means we take the time to get to know you and establish your needs whether you want to enter the market openly or through confidential means.



## CLCA Network

The investors choice, providing a full confidential service for off-market sellers.

The CLCA Network facilitates a retained search service for clients looking to acquire with exacting standards. This combined with an ever-growing buyer database provides early access opportunities for sellers and investors before they become live on the open market.

Our Challenger Agency is also connected to a far wider and well-established collection of complementary businesses within the Charles Louis Group, including FCA regulated mortgage advisors, residential agency, and commercial finance brokers. We thrive on new opportunities and welcome enquiries from any prospective business clients as you buy, sell or finance your future.



CHARLES LOUIS

HOMES & MORTGAGES