



AB Clearance Services

**PROPERTY
CLEARANCE
RESIDENTIAL
& COMMERCIAL
VALUATIONS
FOR PROBATE
SECURITY VISITS
PROPERTY
MAINTENANCE**



01708 459122
www.clearance.org.uk

Our Services

Property
Clearances

Residential
& Commercial

Valuations
for Probate

Property
Maintenance

Storage

Recycling

Charity Deliveries
& Donations

Auction Service

Regular Security
Checks

Garden Clearance



A professional service **working for you**

Complete & Comprehensive

AB CLEARANCE SERVICES offer a complete range of property clearance services through-out London and the South of England.

As an established house clearance company, we have developed the experience and resources required to carry out a range of clearance work.

We are licensed waste carriers.

Whatever your needs, we can help.

Property Types

We clear all types of property including:

- Houses and flats
- Commercial premises, factories, industrial units, shops, offices and warehouses.
- Storage facilities
- Gardens and areas of land – Removal of trees, sheds and vehicles.

Custom Solutions

We are often instructed to attend properties where both value and documentation are required to be found.

This service, we have provided for many years, locating items of value bank, share details, property deeds, passports and personal papers. All of these are noted and returned to the instructing client.

We undertake to perform this bespoke work for all our clients, just as we would wish to receive them.



Additional Services

In addition to property clearance, we also offer our clients additional services, including:

- **Cleaning:** Walls, floors, ceilings.
- **Deep Cleaning:** Clean and further sanitise heavily contaminated bathrooms, kitchens, toilets or other rooms, as required.
- **Painting & Decorating**
- **Regular Security Visits & Checks**
- **Securing a Property:** We can arrange to have locks changed, replace glass and carry out general repairs.
- **Plumbing:** Disconnecting appliances; Draining central heating systems to prevent burst-pipe water damage.
- **Garden Maintenance:** From a single-visit Cut & Clear service to a programme of scheduled visits. Regular maintenance of a garden, or simply keeping it clear of rubbish, helps a property appear cared for and lived in, and so can prevent illegal dumping and vandalism.

Taking Care

We are aware that a clearance is often required under some difficult circumstances, such as a bereavement, and we, therefore, carry out our services with the utmost care and discretion. For example:

- Using closed, unmarked vehicles so that personal effects are not visible to the public
- Ensure that confidential documents, photographs, etc., if discovered during a house clearance, are brought to the attention of the clients
- Ensure that our staff are bound by a confidentiality agreement which prevents them from disclosing any details, to any third party



Putting The Environment First

We are fully licensed by the Department of the Environment as waste carriers, and are insured against all third party risks. We carry out the disposal of all kinds of waste resulting from a clearance in a manner which complies with environmental standards, good practice, and the relevant law. (E.g. WEEE, a European directive on the disposal of electronic waste.)

We take great care to ensure that our operations have minimal environmental impact. We do this by taking responsibility for the goods we handle during a property clearance and have three target methods of disposal:

1. **Re-use:** Ensuring that as much as possible of the material we handle, as a result of a clearance, is re-used. We donate many items to charities and non-profit making organisations. We liaise with many main charities.
2. **Recycle:** Recyclable materials are shipped to and processed by regulated companies. This includes paper, glass, plastic and metals.
3. **Responsible disposal:** Only the residue of non re-usable materials are disposed of using Licensed Waste Transfer Stations.

We comply with all statutory requirements and good practice.

Probate / Valuations

- Valuations of Goods and Contents
- Revenue approved
- Full Inventories of items of value

In many cases, we are asked to work with families in order to provide our clients with the required value of goods and contents for probate.

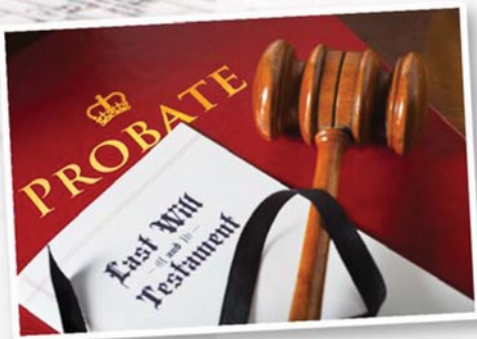
We will liaise with all parties to enable a comprehensive valuation.

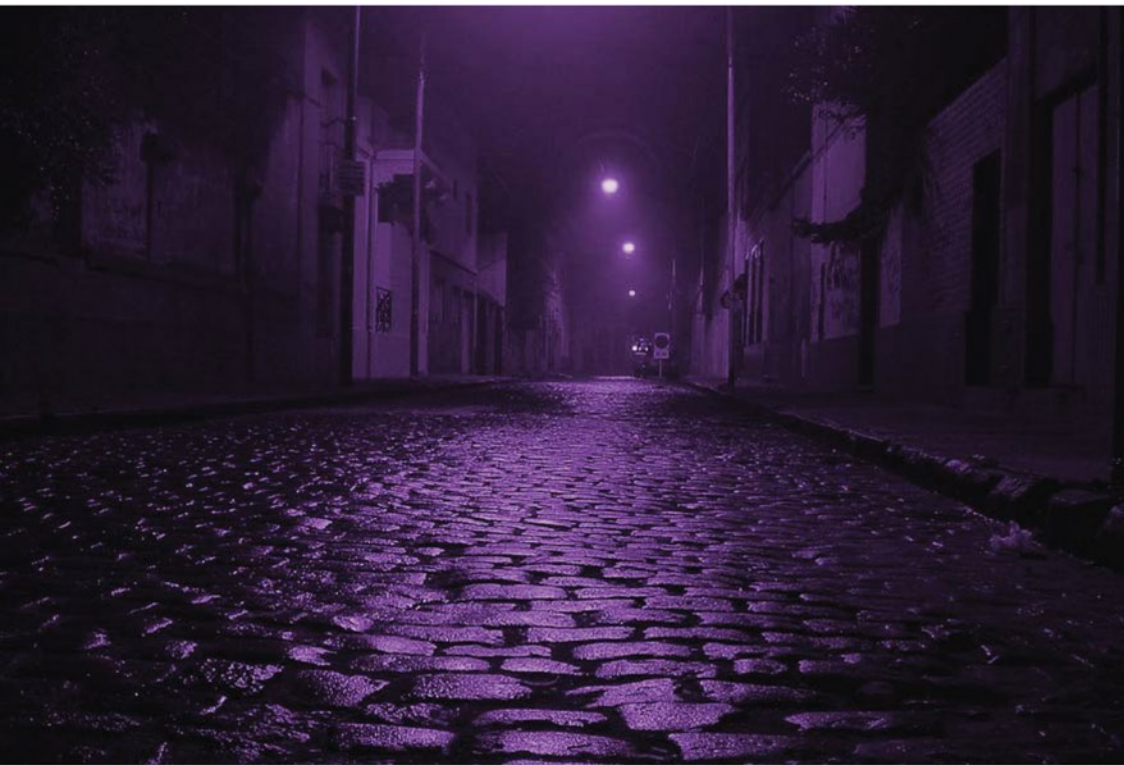
Inventories

Inventories produced for both domestic and commercial properties.

- Personal effects
- Retail goods
- Warehouse contents

We provide a full and comprehensive inventory service for the purposes specifically required by our clients.





Regular Security Visits

Due to the requirement by some insurance companies, unoccupied properties need to be visited on a regular basis¹.

This regular visiting enables our clients to provide comprehensive cover which minimises damage.

By providing this service, we are able to:

- ✓ Check the security of the property
- ✓ Collect mail
- ✓ Dispose of unwanted junk mail
- ✓ Log each visit and supply detailed recorded data

¹ *This service can be provided at the frequency required.*

Allow us to help you.

We make sure that your instructions are carried out exactly as requested.

Our Aim...

- To provide the service that you require
- To complete the job in the time frame agreed
- Run our business fairly, honestly and in an environmentally sound manner.



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