



Selling Your Home During a Divorce or Separation

We Hope You Find This Guide Helpful.

At Greater London Properties, we understand that going through a divorce or separation can be one of life's most emotionally challenging experiences. We're here to support you through this period—not only as your estate agent but as a calm and knowledgeable partner throughout your property journey.

Our team has helped many clients successfully navigate the sale of their home during separation. With decades of experience across London's property market, we provide clear advice, practical solutions, and professional service tailored to your unique situation.

Whether you're ready to sell or simply need someone to talk things through with, our team is here for you. We welcome calls for advice, or you can book a free property valuation to understand where you stand and explore your options.

Founded in 2003 by Rob and Kate Hill, we now working with some of the largest landowners in London and South East. With teams based Centrally and in Dulwich/Herne Hill we offer a very personal and discreet service compared with the alternative corporates and larger agents in the areas.

If you would prefer the Directors Rob and Kate to work on your sale personally from Valuation to Sale - this can be arranged - please just mention this to our team.



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Let's Start with the Basics

1

Step 1: Get Legal Advice

Before anything else, we strongly recommend you speak with a solicitor. Legal advice will help you understand your rights, financial obligations, and how the property sale fits into your wider separation agreement.

2

Step 2: Involve a Trusted Estate Agent

The earlier you involve an experienced estate agent, the smoother the process will be. We'll work with both parties to ensure the sale is handled with sensitivity and transparency. While only one signature is required on the sales agreement, we always involve both partners where possible to keep things amicable and efficient.

3

Step 3: Keep Lines of Communication Open

We'll help manage clear, respectful communication during the sale. Whether it's through email, phone, or a shared WhatsApp group, we ensure both parties stay informed on viewings, feedback, and offers.

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Five Essential Do's and Don'ts



DO: Seek Support Early

If your partner handled previous moves, you might feel overwhelmed. We're here to explain every step and handle all the details, so you can move forward with clarity and confidence.



DO: Do Your Research

Invite at least three agents to value your home. Look for reviews, professionalism, and someone you trust. It's vital you feel comfortable and well-represented.



DO: Choose a Relationship-Based Agent

We value long-term relationships over quick wins. Our team listens, supports, and genuinely cares about your outcome.



DON'T: Rush into a Quick Sale

Avoid companies that offer fast cash sales as they often undervalue homes significantly. A well-marketed property will typically achieve a better price.



DON'T: Be Swayed by Overpromising or Low Fees

Some agents overvalue homes or offer unusually low fees, which often leads to delays, frustration, and disappointment. Prioritise service and experience over sales talk.

Rob Hill, Director at GLP chats about how he reaches a Property Valuation and how if you have a clear pricing strategy, this can lead to reaching a higher value for your home.



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Pricing It Right: Why a Thoughtful Valuation Matters Mo...

If you're thinking about selling your Central London home, you have probably chatted to a number of different estate agents and most...



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Questions to Consider



Agreement to Sell

Are both parties in agreement to sell?
Transparency and mutual consent are essential for a smoother process.



Living Arrangements

Will both of you live in the home during the sale? We can help coordinate viewings that respect everyone's space and schedules.



Buyout Options

Is one partner looking to buy out the other?
We can connect you with mortgage advisors to explore your options.



Conveyancing Help

Need help with conveyancing? Divorce solicitors don't always specialise in property law. We recommend using a dedicated conveyancing solicitor for faster, less stressful results.



Viewing Concerns

Concerned about viewings or where to meet? We're happy to meet you outside of the property or communicate in whichever way feels most comfortable to you.



Buyer Communication

What should you tell buyers? We suggest being honest and straightforward. Buyers are generally understanding and more focused on the property's features and value.

This article takes you through the legal steps of selling and what you'll need to prepare.



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Here are the Legal Steps of Selling Your Property — Wha...

We thought it might be helpful to outline the key steps involved when selling — focusing specifically on the legal and administrative...



Six Tips for Moving Forward

1

Finalise Legal Matters First

Moving out before divorce proceedings are complete can sometimes complicate things. Check with your solicitor.

2

Decide What You'll Take With You

Agree on who keeps what—especially sentimental or shared items.

3

Book a Reliable Removal Company Early

The best ones get booked up fast, so compare quotes and book ahead.

4

Start Packing Bit by Bit

Label boxes, avoid overpacking, and keep essentials with you.

5

Be Kind to Yourself on Moving Day

Emotions may run high—consider having a close friend with you for support.

6

6. Give Yourself a Moment to Settle

Once you've moved in, treat yourself to a takeaway and rest. You've earned it.

We can happily put you in touch with reliable, trust-worthy solicitors, financial advisors, local contractors and removal companies.

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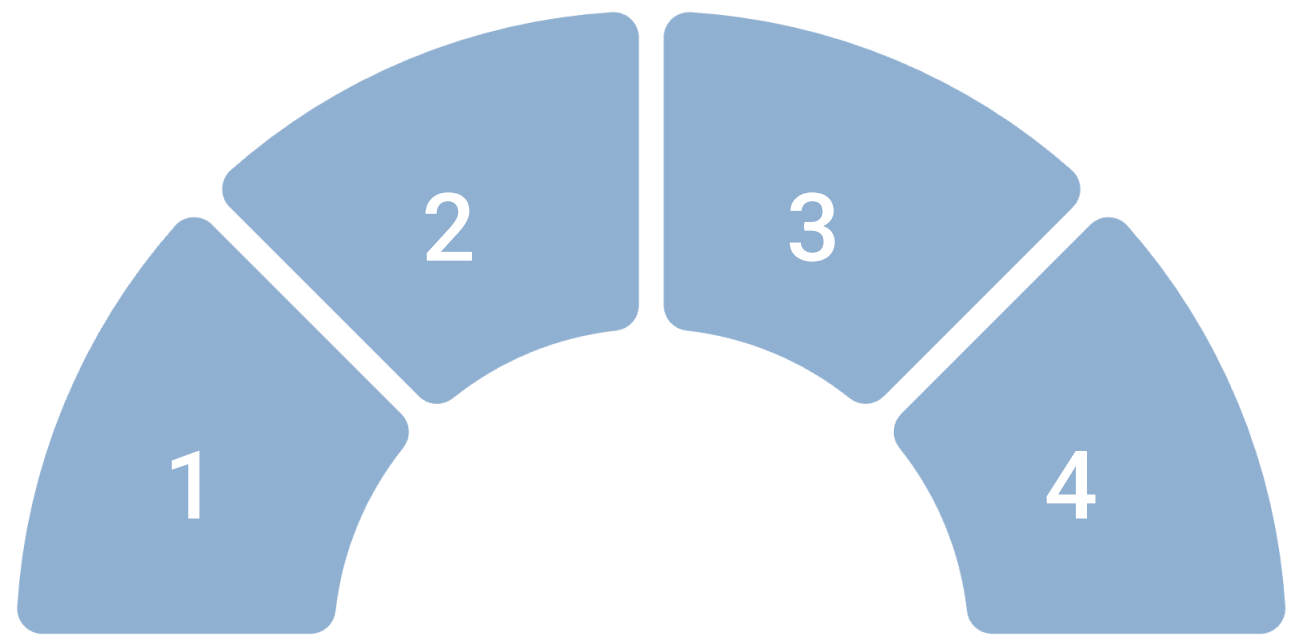
Why Choose Greater London Properties?



Founded in 2003 by Rob and Kate Hill, we now working with some of the largest landowners in London and South East.

With teams based Centrally and in Dulwich/Herne Hill we offer a very personal and discreet service compared with the alternative corporates and larger agents in the area.

This is one of the main reasons Vendors prefer to work with us and our teams.



1 We're Experienced

With years of expertise across the London market, we understand how to handle sensitive property sales with care and confidence.

2 We Deliver Results

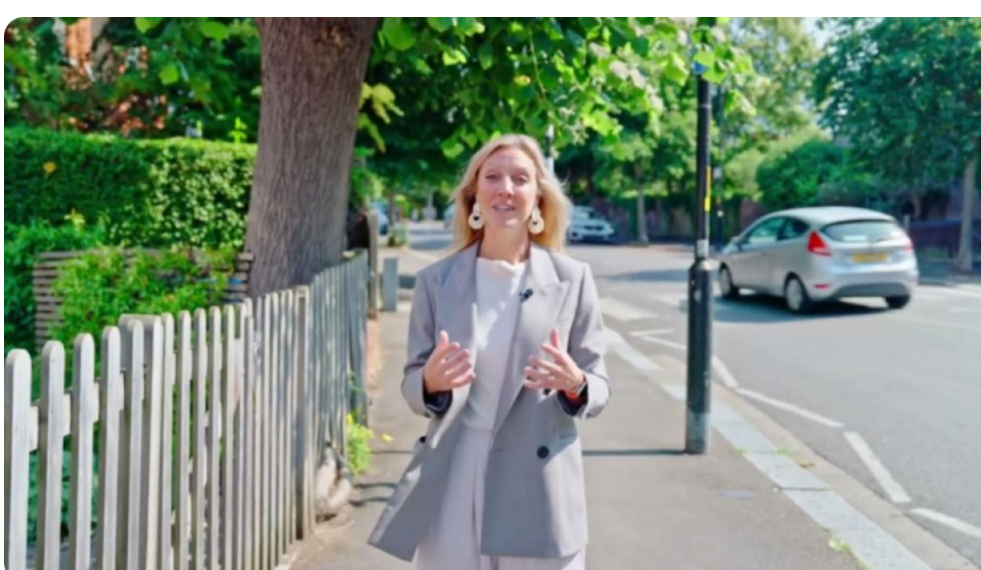
From accurate valuations to smart marketing strategies, we focus on getting you the best possible outcome - whether that's a fast sale, a top price, or just peace of mind.

3 You Come First

Every client's situation is different. We take the time to listen and provide personalised service, not just process.

4 We Embrace Innovation

From virtual viewings to premium marketing, we make sure your property stands out.



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How GLP Is Raising the Bar for Property Marketing in Lo...

If you're thinking about selling your home — or you're already on the market — we know how important it is to feel confident in your...

Talk to Us - We're Here to Help

Whether you're ready to sell, just exploring your options, or simply want some guidance - get in touch for a no-pressure chat or to book your free property valuation.

Bloomsbury
020 7113 1066

West End
020 7734 4062

Dulwich/Herne Hill
020 7292 2550

[Book a free home valuat...](#)[Contact ...](#)

You don't have to navigate this on your own. Let our experienced, understanding team guide you every step of the way. If you would prefer to have Kate or Rob Hill directly on the Sale of your home, this can be arranged, please just let our team know.

Meet Rob Hill



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[↗](#)

Meet Rob Hill: The Heart Behind Greater London Proper...

At the core of every great business is a person with vision, values, and a genuine passion for what they do. For Greater London...

