

“For information on Home Information Packs, call us with no obligation or cost”



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If you have a property to sell, we suggest that you speak to us at an early stage about arranging for a Home Information Pack (HIP). Every seller has to have a HIP in place before advertising their property for sale.

As solicitors we are in an ideal position to understand your deeds and make arrangements to put your HIP in place. We are happy to meet you or talk to you on the phone without any commitment, to discuss any queries you may have before you make a decision.

If you know that you want to place your property on the market there is no harm in doing the HIP before you choose your estate agent. A HIP prepared by our firm will be accepted by all estate agents. Provided that the property is continuously marketed, the HIP itself lasts as long as it takes you to sell your home. Some documents contained in the HIP do have a limited life span, the Local Authority Search will become out of date after three months. It is likely that buyers will have to pay to obtain their own searches after they go out of date. The energy report will be valid for twelve months.

Your Home Information Pack must include all the documents that are normally required when homes are bought and sold. Some of these documents are compulsory, others are optional. However, the optional documents are of value to the prospective buyers in that they provide additional information from which to make a purchasing decision, and reassurance that everything is right about the property you are offering.

The compulsory documents are as follows:

- An index (i.e. list of documents and contents)
- Property information questionnaire (P.I.Q.)
- Energy Performance Certificate (E.P.C.)*
- Code for Sustainable Homes Certificate (required for newly built homes only)
- A Sales Statement (summarising the terms of the sale)
- Evidence of Title
- Standard searches (eg. local authority enquiries and drainage and water research)
- Leasehold or commonhold information if applicable

Optional documents may include:

- A condition report
- A legal summary
- Other searches relevant to the area
- Home use form
- Home contents form
- Additional relevant information

*Energy Performance Certificates (E.P.C.) - this certificate tells buyers about the energy efficiency of the property being sold using an A to G rating. We will organise this as part of our creation of the HIP for you.

Generally speaking, HIPs do help sales as prospective clients understand fully about



the property being offered. In this way, they can be great assistance in selling your property and can often help to overcome problems that arise when “things are discovered” in the middle of the transaction.

To discuss HIPs and your property sales requirements please do feel free to telephone Rosalind Watchorn Solicitors without any cost or obligation. The sooner you speak to us the clearer matters will become.