



HIPs

Home Information Packs (HIPs) are currently required when selling properties with three bedrooms or more. However, from 14th December 2007 HIPs will be required for properties with one and two bedrooms as well.

If you wish to sell your property, you must have placed an order for a HIP before the property is put on the market.

The HIP must contain a number of key documents, most importantly, an Energy Performance Certificate, a Local Authority Search, a Drainage Search, evidence of title (the legal part) and the Lease (if the property is leasehold).

Bates Wells & Braithwaite is able to prepare the HIP quickly and easily so that you can instruct an Estate Agent to sell at the earliest opportunity. We will then send confirmation of the order to your Estate Agents to allow them to start marketing.

It is currently taking around 12 days for the pack to be completed. When the pack has been completed we will send the original to you and email a copy to

your Estate Agent.

If your HIP is prepared by us, it will be owned by you. This means that if you decide to change Estate Agents, you can take the pack with you.

The cost of the HIP is £290.00 including VAT for a freehold property irrespective of the size or value of your property. You can choose to pay for the HIP in advance or by deferred payment (where the cost is slightly higher).

Once a buyer is found, we will be ready to start the conveyancing process quickly as we will already hold the necessary documents.

If you would like further information about our Home Information Packs, please telephone me on 01787 242804



Kelly McKenzie
Bates Wells &
Braithwaite

