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home information packs

It is now a legal requirement that for every newly marketed property to have instructed a Home Information Pack (HIP).

Why were HIPs introduced by the government?

Most of the information contained in a HIP is only obtained once an offer has been accepted and your conveyancer / solicitor has been instructed. As a HIP provides all the information upfront, no wasted money is spent by the buyer on legal fees, searches and surveys. Therefore the transaction time from offer being accepted to completion is greatly reduced.

What is included in a HIP?

Sale Statement - provides details about the property being sold and who is selling it.

Title - for registered properties this contains copies of the Title Registers held by the Land Registry (HMLR) and the Title Plan, which identifies the property. For unregistered properties, this section will contain, details of the steps taken to establish ownership together with any documents which have been obtained.

Energy Performance Report - this report will include an Energy Performance Certificate (EPC) which provides a rating for your home indicating the current state of energy efficiency of your property.

Searches - this section contains copies of the searches which have been made to establish information that might affect the purchase or ownership of your property. The two searches that are included are; 1). Local Search and Enquiries of the Local Authority. 2). Water and Drainage Search.

Do I need a HIP?

HIPs were first introduced on: -

- 1st August 2007 for the sale of homes with 4 or more bedrooms.
- 10th September 2007 for the sale of homes with 3 or more bedrooms.
- 14th December 2007 for the sale of homes with 1 & 2 bedrooms.

Currently, if you can prove that your property has been actively marketed by another agent before the deadline dates listed above, without a 28 day or more break from marketing, then you will not need to order a HIP. (Please note that we are expecting an announcement from the government shortly regarding a cut off date for the above exemption).

How much does a HIP cost?

After careful market research, 121move.co.uk have been able to negotiate an extremely competitive price from a leading nationwide HIP provider of **£279+vat** fully paid up front or £310+vat for deferred payment option. 121move.co.uk will not be able to market your property until you have either ordered a HIP or provided us with an existing HIP.

sell your property with 121move.co.uk from only £295_{+vat} featured on

