

Your guide to selling a home

Once you have decided that you want to sell your property, there are various stages to go through before that property is no longer legally yours.

You will need to market your property to attract potential buyers. Whichever route you choose to take to market your property, the rules will be the same.

Ideally, you should instruct your solicitor to act on your behalf with regard to the legal aspect of selling your property at an early stage.

The Government have introduced the Home Information Packs (HIP) which requires all sellers to provide a HIP for the property they are hoping to sell.

The HIP needs to contain the following compulsory documents:

- An index of contents
- An Energy Performance Certificate
- A sale statement
- Evidence of Title (for registered and unregistered properties)
- Searches
- Leasehold/Commonhold documents where appropriate

Simpson Sissons & Brooke LLP offer a HIP service. Please see separate leaflet or speak to Martin Sissons for further information.

Once you have a buyer for your property and have agreed a sale, we will liaise with the buyer's solicitor and/or buyer direct as necessary. We will ensure that the contract of sale is prepared and deal with all queries that may arise.

Once the contract has been signed, a date for exchange of contracts is agreed, followed by an agreed date for completion of the sale. On the specified date, agreed monies should be exchanged and the process is complete.

If we can help you at any stage of selling your property, please contact Martin Sissons on 0114 241 3972.