

A Different Perspective

Home Information Packs



Gaby Hardwicke SOLICITORS

Home Information Packs



What is a HIP?

Anyone selling a property is required by law to have a Home Information Pack (HIP). The benefit is to speed up the selling process and cut the chances of any sales falling through.

This is because the pack provides the buyer with all the important information they need about a property, such as legal details, searches and likely energy costs.

The buyer should then be able to make a quicker decision and will not face any unwelcome surprises that could potentially cause a deal to fall through.

For property sellers, the acquisition of a pack should reduce any delays in the sale, as buyers will be able to make informed decisions on purchasing the property.

One of the biggest complaints of the previous system was that vital information only became available to buyers after sale terms had been negotiated and agreed. As a result, problems that arose with the property were only revealed after several weeks, by which time both parties may have invested significantly in legal fees and surveys. By making this information available at the earliest possible time buyers can make a more informed decision on the property, avoid potential delays and reduce expenditure.

Contents of a HIP...

A HIP will contain the following information:

- Index
- Energy Performance Certificate (EPC)
- Sale Statement
- Evidence of Title
- Local Authority Search
- Drainage and Water Search
- Leasehold information (where applicable)

Energy Performance Certificate

The packs include the property's energy efficiency rating and environmental impact rating graphs, allowing the buyer the chance to see the damage the property will do on both their bank balance and the environment.

It also contains recommended ways to improve the building's energy performance.

All EPCs are produced by licensed Domestic Energy Assessors (DEAs) or Home Inspectors. We work with our own DEA panel to deliver to you the most efficient HIP service.

How to Order a HIP

To order a HIP for your property please call **01323 413353** or email us at **hips@gabyhardwicke.co.uk**.

We are open Monday to Friday 8.00am to 8.00pm.

You can pay by cheque, credit or debit card. Deferred payment terms are also available to allow you to spread the cost of the HIP over the period that you are selling (subject to terms and conditions).

We can provide your HIP on paper, on CD or online.

Why Us?

- A specialist, dedicated unit which has spearheaded this area of property selling
- Excellent contacts to get local searches, drainage searches and technical input
- Heavy focus on Energy Performance Certificates, with a panel that delivers results with economy and speed
- HIPs you can order conveniently and quickly, with a variety of payment methods
- We focus on keeping to agreed timeframe and taking strain off you
- We want to be part of the solution in speeding up the property process, avoiding wastage and “chain” breakdown
- The HIP service dovetails seamlessly with our large conveyancing unit – we can provide a seamless service and cut out much waste time and money by moving on to the conveyancing when the time is right

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For more information:

T: 01323 413353 **F:** 01323 413352

E: hips@gabyhardwicke.co.uk

Hastings

34 Wellington Square
Hastings
TN34 1PN
01424 438011

Cooden

56 Cooden Sea Road
Bexhill on Sea
TN39 4SL
01424 842206

Bexhill

2 Eversley Road
Bexhill on Sea
TN40 1EY
01424 730945

Eastbourne

33 The Avenue
Eastbourne
BN21 3YD
01323 435900

Monday - Friday 8.00am - 8.00pm