

Residential Property Home Information Packs (HIPs)

What does it mean to you and how can Nockolds help!

If you have a property with 3 or more bedrooms, before you can place it on the market either with an estate agent or privately, in most cases, you will need to commission a Home Information Pack (HIP).

A HIP is information about your property and consists primarily of :-

- Official Copies of your title and Title Plan
- Local Authority and Drainage Search results
- Energy Performance Certificate
- An Index
- A Sale Statement

The HIP is intended to aid Buyers in making a decision as to which property to buy and creates a database of properties and their energy efficiency.

The Seller bears the cost of the pack and a basic pack costs around £350. There are deferred payment terms available so the HIP may not have to be paid for until completion of the sale.

The key to HIPs is the sooner the pack is ordered the sooner your property can be marketed.

As part of our conveyancing service, Nockolds will be providing HIPs for clients, so please contact us if you are thinking of putting your property on the market. We will ensure that the HIP requirements are complied with.

Please note sanctions and fines can be imposed on agents or sellers who fail to comply with the HIP requirements.

Please contact Nockolds at movinghome@nockolds.co.uk or telephone us on 01279 755777 / 600300 and ask to speak to Linda Martin or Michael Stark.