

Home Information Packs or HIPS

However many bedrooms your property has (YES – even if it has only one!) you now require a Home Information Pack (HIP) before you can place it on the market.

Nichols Marcy Dawson's preferred HIP supplier is PSG who are members of the Association of Home Information Pack Providers and registered with the Property Codes Compliance Board.

PSG's packs are fully compliant with Home Information Pack legislation and they are signatories to both the HIP Code and the Search Code. They bring over ten years' experience of compiling Property Information and we have an established and ongoing business relationship with them.

The Home Information Pack is intended to provide information to the prospective purchaser and their legal representatives in order to assist them in making an informed decision about purchasing a property. It also includes important information regarding the environmental impact of the property and energy efficiency information.

The HIP must include the following compulsory elements:-

An Index

A Sales Statement

Land Registry evidence of title and title plan

Energy Performance Certificate

Local Search

Water and Drainage Search

Additional information for leasehold and commonhold sales where appropriate

You can also include other documents such as a Home Condition Report", an Environmental or Flood Risk search and other information that would be of interest to a potential buyer as defined in the Hip Regulation.

To arrange a HIP for your property or to contact us for a quote for your conveyancing and HIP requirements call Richard Dawson or Chris Mitchell on 01932 227324 or email us at either Richard@nmd-law.com or c.mitchell@nmd-law.com.