

moving house?



So, you've found your new home. Everything looks good in the property's Home Information Pack (HIP), you've instructed your conveyancer and you want to move in yesterday. With so much to sort out, it's no wonder you don't give much thought to what property searches are in your HIP.

But, have you thought about the implications for you and your new home if something is missed out on the search? What would you do if you found out about any restrictions on your new home, or

planned developments, such as new road or rail schemes in the area, only after you'd moved in?

Moving home doesn't have to be uncertain. Make sure you ask your conveyancer about the different searches available and make sure that the search you choose provides you with the protection that you need. If you ask your conveyancer to commission new searches for you, find out what you're paying for and the risks and benefits associated with each search option.

If you ask your conveyancer to ensure you have a full council search, you can rest assured that if there are restrictions or plans held by the council that could affect the value or desirability of the property, they will be revealed. A council search is certified and because your council is joined up to a national electronic search scheme called NLIS, your solicitor can even request and receive your searches electronically, within 4 days.

You have a choice about what search you receive when you move home. Make sure you use it.

is your search as safe as houses?