

What you should do next

If you are interested in our services, please contact us by telephone or email and let us give you early help and advice. We have a range of FREE Fact Sheets available.



informing you

Barker Son & Isherwood LLP

Solicitors



Home Information Packs



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What are they?

If you sell a residential property you will almost certainly have a Home Information Pack available for prospective buyers before you can market your property. This must contain an Energy Performance Certificate, certain property searches and detail of the title to the property. Other documents can be included on a discretionary basis. Sellers will have to decide what to include in the Packs, who they choose to provide them and how to finance them.

What is the service we offer?

At Barker Son & Isherwood LLP, we will prepare fully comprehensive, accurate and compliant Packs which will actually help speed the sale of the property.

Almost all of the compulsory contents are of a legal nature so we are best placed to provide them.

As specialist property lawyers, we are well aware of the pitfalls of selling and buying and we will use our expertise to make sure you comply with your obligations as sellers and understand what you are being given as a buyer.

Who is it for?

Sellers: We will advise you on your obligations and ways of complying with these. We will help with the choice of pack provider; advise you on funding options and on the contracts you may have to sign and how you can make sure the pack belongs to you and does not tie you to a particular agent or provider. We will also make a pre-sale appraisal of your information and advise you what should be included in the Pack (the official regulations allow wide discretion) to ensure a speedy transaction. We will then compile the Pack and make sure you can meet your legal obligations. We will ensure the Pack is yours, giving you complete choice of estate agent. Once you accept an offer, we can carry through the conveyancing of the property without any interruption or delay.

Buyers: You will need advice on the Packs presented to you. Not all the Packs will contain all the information you or your lenders will require. You need to know what is missing. We will carry out an initial review of the Pack for you and advise on matters that need further investigation. Once your offer is accepted, we can deal with the conveyancing without interruption or delay.

