



BUYERS GUIDE



MALMESBURY

TOP PICKS...



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MOVING CHECKLIST			
Moving your life into a new home can be stressful making it hard to remember all of the important things that need to happen before the big day. Our moving checklist has all the things you need to do to make sure you are ready for your new home.			
2-3 Months before your move	1 Month to go	1 Week before your move	On your moving day
<ul style="list-style-type: none">Book time off work for before and after you moveLook for a new school and transfer your children's recordsConfirm removals on removal companies and get quotes from about three companiesDon't forget to get your car checked out by a mechanic and get it insuredCheck your car's MOT and get it insuredCheck your car's insurance and get it insured	<ul style="list-style-type: none">Get your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your move	<ul style="list-style-type: none">Get your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your move	<ul style="list-style-type: none">Get your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your moveGet your new home ready for your move

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Director's Welcome

Hello,

I'm David, the proud Owner and Director of Lockstones. We've curated this comprehensive guide to introduce you to the services we offer and to share invaluable insights gleaned from our extensive experience.

Our primary goal is to be your guiding partner throughout your journey. Whether you're exploring the contents of this guide or seeking additional assistance and advice, please don't hesitate to give us a call.

Thank you for choosing Lockstones, and we sincerely hope you find this guide enjoyable and enlightening!

GLOSSARY			
Completion - when your legal representative transfers the remaining funds to the seller's legal representative, and you take ownership of the property	Estate agent - a person or business who markets and negotiates the sale of a property, including the introduction of buyers and sellers. Estate agents must make reasonable enquiries about a property and disclose any important information they become aware of to potential buyers	Exchange of contracts - when contracts are exchanged between buyer and seller. Legally binding and commits the parties to the property sale purchase	Equality - the difference between the property's value and the outstanding debt you owe on it
Conveyancer - legal executives, licensed conveyancers or conveyancing solicitors who do the legal work to do with transferring the ownership of land or buildings from one person to another. They will generally only do this after they have done the necessary checks to ensure that the legal work is correct	HM Land Registry - the government body which registers the ownership of land and property in England and Wales	Indemnity insurance - insurance that can be used during conveyancing transactions to cover a legal defect with the property that can't be quickly resolved or at all	Landlord - where you own the right to occupy a property for a fixed number of years, typically 99 years or more
Deed in principle - a written statement from a lender to say that in principle they would lend a certain amount to a particular prospective borrower	Legal status - being made a building's legal status, which includes the building's legal status, which includes the building's legal status, which includes the building's legal status	Legal status - being made a building's legal status, which includes the building's legal status, which includes the building's legal status	Legal status - being made a building's legal status, which includes the building's legal status, which includes the building's legal status
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MOVING CHECKLIST

Moving your life into a new home can be stressful making it hard to remember all of the important things that need to happen before the big day. Our moving check list will hopefully help with that.

2- 3 Months before your move

- Book time off work for before and after you move.
- Look for a new school and transfer your childrens records.
- Conduct research on removal compa-nies and get quotes from at least three companies.
- Start decluttering, go through each room one by one and identify items to sell, donate or throw away.
- Create a folder with important documents - company quotations, contact information, contacts and any significant dates.
- Check your life and home insurance policies to make sure you are covered.

1 Month before your move

- If you are renting, inform your landlord of your moving date.
- Make arrangements for childcare and pet care during your moving day.
- Start to run down your fridge freezer and pantry strategically - create a meal plan.
- Confirm the moving day with your removal company.
- Inform people such as utility companies, banks, friends and family of your move.
- Register to vote and pay council tax in your new area.
- Start to clean your home or book professional cleaners.

2 Weeks before your move

- Cut of certain services such as telivision, telephone and internet to avoid extra charges.
- Look at new utility providers.
- Pay any outstanding bills and cancel or relocate your subscriptions.
- Redirect your post.
- Continue to pack as much as possible.

5 - 6 Weeks before your move

- Decide on a removal company.
- Arrange for a home moving survey with them.
- Gather packing materials from the removal company or alternative sources.
- Make an inventory of your belongings.
- Begin packing working room by room - start with items that are not immediately necessary.
- Check for parking restrictions that may apply in the area you're moving to and apply for any necessary permits.

1 Week before your move

- Confirm the final details of the moving day with your movers.
- Create a list of boxes corresponding with rooms - match via colour labelling your boxes.
- Clean and defrost your fridge freezer.
- Do as much laundry as possible.
- Arrange times to collect the keys to your new home with the estate agent.
- Pack the most important documents in a safe accessible place - this should include passports, driving licences, birth certifacates and insurance papers.
- Pack an essentials box for your first few days at your new home.

1 Day before your move

- Pack a few lunch boxes for when you get hungry during the moving day.
- Pack a box with tools you need, such as box cutters, scissors and pens.
- Make sure you phone is fully charged.
- Create an information pack for the new owners, include instructions for appliances, contact information for utility companies and rubbish collection schedules.

On your moving day

- Strip your beds and pack your linen in clearly marked boxes.
- Take your meter readings to ensure you are not charged for usage that is not yours.
- Be present when the movers arrive.
- Take one last look around your house for forgotten items and turn off all appliances.
- Lock up and leave all the keys in an obvious place.

When you are are in your new home

- When the movers unload your valuables check for any damage.
- Take note of the utility meter readings.
- Check that the hot water and heating is working.
- Reference your inventory list to access any damaged and missing items.
- Make sure all the keys to your property work properly.

EPC

WHAT IS AN EPC

An Energy Performance Certificate (EPC) is utilised to assess the energy efficiency of properties. It was introduced in England and Wales in 2007 and is now a legal necessity for any building to be sold, rented, or constructed.

Once obtained, the EPC remains valid for 10 years. Homes with the highest energy efficiency and the lowest fuel bills fall under band A. The EPC also rates homes on a scale of A-G regarding their environmental impact, with better-rated homes having a lesser impact through Carbon Dioxide (CO₂) emissions.

On average, properties in the UK are in bands D-E for both efficiency ratings. The EPC provides recommendations to enhance the home's energy efficiency, saving money and benefitting the environment.

MAKING AN OFFER

Making an Offer

You can make an offer at any point in the sales process however for a vendor to give the offer proper consideration it's recommended that you are in a proceedable position. This means that you have an offer on your property or you have finance agreed or cash funds to be able to buy without selling.

Once you are "proceedable" and have selected the property you like contact the agent. This can be done in writing or over the phone which ever you feel more comfortable with.

The agent will ask for information listed below so it would be helpful to have answer to these questions before you make the call.

- How will you be financing the purchase?
- What timescales are you looking to move within?
- Is there anything you want included in the offer price e.g. a washing machine?

KEY TO REMEMBER

"The accepted offer is not legally binding until contracts are exchanged."

Summary of your COSTS

BUYING COSTS	PURCHASE PRICE	£	ESTIMATED COSTS
Deposit			£
Stamp Duty			£
Mortgage Lenders Valuation			£
Homebuyers Report or Survey			£
Solicitors Fee			£
Mortgage Lender Fees (if applicable)			£
Land Registry Fee			£
Mortgage Advisor Fee			£
Buyers Protection Insurance			£
Removal Costs			£
Additional Dwelling Supplement			£
Other			£
TOTAL BUYING COSTS			£


The CONVEYANCING process.

If you're planning to buy a new home while selling your current one, the key to a smooth process is to have all your professionals ready and prepared in advance.

Ensure you have a solicitor or conveyancer lined up, ready to spring into action as soon as you receive an offer on your property. Having all the relevant documents and paperwork ready beforehand will be beneficial for your solicitor.

Delays in the conveyancing process can be major obstacles when buying and selling a home. To avoid such delays, it's crucial to have an efficient and proactive professional on your side. Promptly responding to any queries from your buyer's solicitor will also help keep the process moving forward seamlessly. By being well-prepared and responsive, you can navigate the buying and selling journey with greater ease.





REMOVAL CHECKLIST

Moving house can be considered one of the most stressful life events, one of the reasons being the packing stage. However, this doesn't have to be the case there are steps that you can take to make moving day that little bit smoother and less frantic.

Take a look at our hints and tips across the page to help you on your way to a less stressful move.

WHAT DO I NEED?

- Small / medium / large packing boxes
- Heavy duty boxes
- Packing tape
- Bubble wrap
- Old newspapers
- Stretch wrap for furniture
- Marker
- Labels

HOW TO PACK....

Pack Early: Take into consideration the size of your property when thinking of starting to pack. For example, for a large house, two months should be enough if you pack one box per day. For smaller properties, one month should do the trick.

Start with rooms you least need: It makes sense to pack the items that you need the least on a daily basis. For example the Christmas decorations.

Pack one room at a time: This is important when it comes to packing and is something that people don't often abide to. By packing one room at a time it will help you stay organised and will make unpacking a lot easier.

Do not exceed the limit of 30 pounds per box: If you pack the boxes too heavy then it may not be able to withstand the weight and could break.

Fill empty gaps: Using packing paper, old newspapers or even tea towels to fill any gaps in the boxes. This will make your items more secure when being moved.

Label your boxes: Write the contents of each box on the side of the boxes: try to avoid writing on the top as this will be difficult to see if the boxes are stacked. Try using different colours for different rooms.

Which Survey is right for **YOU**



Do I need to get a house **SURVEY?**

You don't need to get a survey done on the property you are buying. But a survey can help you avoid expensive and unwanted surprises, like an unexpected rewiring job, as well as giving you peace of mind by telling you that those hairline cracks, for example, don't mean the house is falling down. Given the hundreds of thousands of pounds it costs to buy a property, a few hundred pounds on a survey to have the reassurance of an independent, expert surveyor looking over it feels like a good investment.

With the information from the survey you might reconsider whether to buy the property or use the unbiased information you have to renegotiate the price. If you find for example it needs £15,000 of roof repairs, it is reasonable to ask for £15,000 off the price. Alternatively, you might ask the seller to fix any problems before you buy.

If you're asking should I get a survey when buying a house, we would recommend it, particularly if:

- You have specific worries about any part of the property.
- You're unsure about what sort of condition the property is in.
- You are looking to buy an old or unusual property.
- The property has a thatched roof or is timber framed.
- It is a listed building.

Types of house **SURVEY**

There are a number of different types of house survey. What you choose depends on the depth of survey you want, your budget, plus the age and condition of the property.

RICS Home Survey – **Level 1**

The RICS Home Survey Level 1 is the most basic – and cheapest – survey. It is suitable if you're buying a conventional property built from common building materials and in reasonable condition. It was previously called a Condition Report.

The Level 1 survey provides a 'traffic light' rating of the condition of different parts of the building, services, and the grounds, showing problems that may require varying degrees of attention and an assessment of the relative importance of the problems. It also includes a summary of risks to the building, people and grounds. But the report doesn't go into much detail and doesn't include any advice nor a valuation.

RICS Home Survey – **Level 2**

Previously called a Home Buyer Report or Homebuyer surveys this mid-level survey is a popular choice for most people buying a conventional property in reasonable condition. It covers everything you'd get in a RICS Home Survey Level 1, plus they check roof spaces and cellars.

You'll also get recommendations for further investigations where the property surveyor is unable to reach a conclusion with reasonable confidence. The report will also give advice on budget for any repairs and on the amount of ongoing maintenance required in the future.

RICS Home Survey Level 2 are offered with or without a valuation. If you opt for a Home Survey Level 2 with Valuation, it will also include a market value, an insurance reinstatement figure and a list of problems that the property surveyor considers may affect the value of the property.

You can download an example of RICS Home Survey Level 2 with a valuation and without a valuation from their website.

RICS Home Survey – **Level 3**

The RICS Home Survey Level 3, also known as a full structural survey and previously as a RICS Building Survey, is the most thorough survey offered by RICS.

It is a good house survey option if you're buying a property over 50 years old, of unusual design, is a listed building or in poor condition; if you're planning to undertake renovations or have any concerns about the property. And while they are more expensive, they are thorough.

The Level 3 survey will include everything you would get in a RICS Home Survey Level 2, plus it will describe the identifiable risk and causes of potential or hidden defects in areas not inspected. It will outline the likely scope of any appropriate remedial work and explain the likely consequences of non-repair. Plus you'll get recommendations in respect of the priority and likely timescale for necessary repairs.



Completion – When your legal representative transfers the remaining funds to the seller’s legal representative, and you take ownership of the property.

Conveyancer – Legal executive, licensed conveyancer or conveyancing solicitor who does the legal work to do with transferring the ownership of land or buildings from one person to another. They will generally owe a duty to their client to take reasonable care when carrying out that legal work.

Decision in principle – A written statement from a lender to say that ‘in principle’ they would lend a certain amount to a particular prospective borrower.

Deposit – A payment passed on to your legal representative upon exchange of contracts, which represents a percentage of the purchase price.

Energy Performance Certificate – An Energy Label with a ranking between A and G that also indicates running costs and suggests suitable improvements which can be made to a property to make it more energy efficient. An EPC must be provided to any potential buyer unless the property is exempt from EPC requirements.

Estate agent – A person/business who markets and negotiates on the sale of property; facilitating the introduction of buyers and sellers. Estate agents must make reasonable enquiries about a property and disclose any important information they become aware of to potential buyers.

Exchange of contracts – When contracts are exchanged between buyers and sellers. Legally binding and commits the parties to the property sale/purchase.

Equity – The difference between the property’s value and the outstanding debts you owe on it.

FENSA – A certification scheme for replacement window installers. FENSA members are certified as competent persons and can self-certify that replacement windows comply with building regulations, meaning you don’t need a separate assessment from a local authority building control inspector.

Fittings – Items in your property that are not fixed down e.g. carpets, curtain rails, free-standing ovens, fridges, freezers and washing machines.

Fixtures – Items in your property that are fixed to the floor or wall, e.g. light fittings, built-in wardrobes, boiler, radiators, plug sockets.

Freehold – Where you own the land and the buildings on it outright.

Ground rent – A payment generally made annually by the leaseholder to the freeholder under the terms of a lease.

HM Land Registry – The organisation which registers the ownership of land and property in England and Wales.

Indemnity insurance – Insurance that can be used during conveyancing transactions to cover a legal defect with the property that can’t be quickly resolved, or at all.

Lease – A document which sets out the rights and duties of landlord, leaseholder and any other party, such as a management company, who has rights and obligations in the lease.

Leasehold – Where you own the right to occupy a property for a fixed number of years, typically 99 years or more.

Listed status – Listing marks a building’s special architectural and historic interest, and brings it under the protection of the planning system.

Local authority searches – A set of information about a property and/or land and the local area provided by the relevant authority.

Mortgage valuation – An assessment made by your mortgage provider as to whether they are willing to lend you money against a property. This is not the same thing as a survey.

Negative equity – When your home is worth less than the amount you owe a financial provider or other organisation for your mortgage.

Probate – The process through which someone is given permission to deal with the estate (belongings and debts) of someone who has died.

Property chain – Linked property transactions, where a seller of one property is a buyer of another.

Property searches – A legal professional will conduct legal searches when you are buying a property to ensure there are no other factors you should be aware of. Some searches will be recommended by your legal representative for all purchases and others will be required by the mortgage lender to protect them from any liabilities that the property may have.

Redemption figure – The amount it will cost to pay back your mortgage early, which consists of the remaining unpaid mortgage, any early payback charges and a certain amount of interest.

Service charge – A contribution payable by a leaseholder typically to a freeholder or managing agent, for a share of the cost of insuring, maintaining, repairing, and cleaning the building.

Sold subject to contract (SSTC) – An offer has been made on the property and the seller has accepted it, but they have yet to exchange contracts, so it is not legally binding.

Stamp duty/Land Transaction Tax – A tax paid upon purchase of any homes costing more than £125,000, unless you are a first time buyer.

(Home) survey – An agreed level of service to advise clients on the condition and matters relating to a property. The homebuyer’s survey should not be confused with a mortgage valuation.

(Home) surveyor – It is advisable to employ the services of a qualified surveyor to conduct a homebuyer’s survey before purchasing a property.

TA6 form (or TA7 form for leasehold properties) – Property Information Form which sets out information relating to a property for sale; e.g boundaries and disputes

TA10 form – known as the Fittings and Content Form or the Fixtures and Fitting Form. Sets out what fixtures and fittings are included in the sale of the property and which are excluded.

Title – legal ownership of a property.

Under offer – the same as ‘sold subject to contract’ – an offer has been made on the property and the seller has accepted it, but they have yet to exchange contracts, so it is not legally binding.

