

Our Part Exchange service is the perfect option for customers who have a house to sell. Subject to eligibility we will agree a realistic selling price with you and make you an offer based on this. If you are happy with the offer you can reserve your Eskgrove Home safe in the knowledge that both your sale and purchase are secure. Our Sales Executive will guide you through the buying process and we will take over the responsibility for marketing your property, all we ask is that you allow viewings to take place at a time that is convenient to you.

It's simple...

- No chain
- You can stay in your home until your new Eskgrove home is ready
- Stress free moving with no chain

## Scheme rules and conditions

### Part Exchange is available on selected Eskgrove Homes

- The value of your property should be no more than 70% of the value of your new Eskgrove Home.
- Part Exchange is only available up to a maximum value of £400,000 for your current property. (Higher values may be considered depending on the purchase price of a specific plot, please ask our Sales Executive)
- Your property must be in a good general state of repair.
- All necessary consents for alterations and/or extensions must be available for us to see, even if the work was carried out by a previous owner.
- Any offer made by us under the Part Exchange scheme is subject to any necessary surveys and reports.

### We may not consider the following:

1. Commercial property or property located in close proximity to a commercial property.
2. Property with a history of structural defects requiring specialist structural report, or has been rebuilt or underpinned or in an area known to have a history of structural problems.
3. Property which has a defective legal title or flying freehold.
4. Property on unmade/unadopted roads.
5. Property that requires excessive repairs or improvement.
6. Any property which our valuers advise unsuitable for Part Exchange.
7. Ex council and local authority housing.
8. Property which has no NHBC or architects certificate where the property is less than 10 years old.
9. Any property that is subject to an occupancy clause.

### The process

Our Agents will be instructed to assess your property suitability. Their report will include information on the area, present market conditions, properties that are under offer or that have recently completed. We also ask them for a figure that they consider your property will sell for, based on finding a buyer within an eight - 12 week period. The above information is taken into consideration when a value for your property is being assessed.

Part Exchange offer is made subject to the following terms and conditions:

1. The offer is subject to a satisfactory survey/Home Report and satisfactory contract being received on your property.
2. Carpets, curtains, blinds and light fittings are to remain.
3. Our Solicitor receiving, from your Solicitor, the relevant documents on your property WITHIN 14 DAYS of the date on the reservation agreement.
4. We will immediately market your property for sale and you will be willing to show prospective purchasers around your home by prior appointment. You will also have no objection to Eskgrove Homes or our nominated Estate Agents immediately erecting "For Sale" boards. You should arrange for any current Agents boards already erected at your property to be removed and you are responsible for cancelling any contracts already entered into and any costs incurred.
5. You also agree to allow access to any purchasers Surveyors once your property is sale agreed. The sale of your property will be strictly on the basis that the legal completion of your current property will coincide with legal completion of the Eskgrove Home (Plot No..) and we will not allow the new purchasers to occupy your current property until you have legally completed on your Eskgrove Home. If for any reason you withdraw from this purchase and then proceed to buy elsewhere, but continue to sell your property to the purchaser introduced by Eskgrove Homes or our nominated agents then you agree to pay a commission fee of 4% plus VAT of the net selling price of your property for that service. You will also be responsible for all Estate Agents fees.
6. Whilst the part exchange offer will not change (except as specified in clause 7) we reserve the right to reduce the market price of your property.
7. You will allow access to a qualified Surveyor/specialist contractor to inspect and quote for any issues found on our behalf. Any works deemed necessary by Eskgrove Homes may be deducted from the original offer. A final offer will then be confirmed.
8. Confirmation that your central heating system and any gas appliances which are to remain in your current property, are in safe working order (this includes any cooking appliances and gas fires) A gas safe registered plumber should be requested to carry out this inspection. A Gas Safety Inspection Certificate or a Landlords Gas Safety Record is required. (no other type of certificate will be accepted) Also an NICEIC Electrical Report will be required to ensure that there are no problems with the electrical system in place. The cost of these reports and any work required will be your responsibility. These certificates should be forwarded onto Eskgrove Homes. A Service Contract will only be accepted if it confirms that they have checked ALL gas appliances in your property and was carried out within the last 3 months and it conforms to current safety standards. If your system is oil filled then a specialist company should instructed provide a report on this. Please note; until the results of 7 and 8 stated above have been carried out then missives being concluded cannot take place.
9. KEYS – THREE sets of keys for your property are to be handed over to ourselves upon legal completion. This must include garage doors and locked outbuildings. All locks to external door must be in good working order, this includes locks and mechanisms of the garage door/s.
10. The property must be left in a clean, tidy and undamaged condition with all rubbish removed including any loft spaces, garages, sheds, outbuildings and garden areas. The garden areas must be recently maintained (i.e. grass cut no longer than 3 days prior to your departure) Yards, paths and driveways etc should be included in this and left weed free.
11. To ensure the above points including clause 7 are strictly complied with a £500 retention will be retained by ourselves after legal completion and this will be used if necessary to defer any discrepancies/costs incurred when your vacant property is inspected. Retention monies will be refunded via Solicitors within 14 working days if the property has been handed over in a suitable condition.