

Top tips for finding your dream home

Now that you know what your perfect home might look like, it's important that, before viewing, you know what to avoid...

We want to make sure that your home for life avoids astronomical costs, unnecessary maintenance, and any conflicts to your health. So, we have a certain set of criteria for our Lifetime Lease properties, to help you find your perfect home.

Use this handy list when searching for your dream home, prior to any viewings being booked, and you could find happiness and peace of mind for your retirement, through your new home!

Please note: Homewise will not be able to proceed on any properties which do not fit our property criteria. Please speak to one of our team if you have any questions or concerns about a property you are interested in. We will carry out, and report back to you on whether the property has any potential issues. This will assist you in your own research to determine if the property is suitable for you.

Be sure to avoid viewing any properties...

That are not made of standard construction



- X Listed or graded property
- X Thatched roof
- X Caravans or house boats
- X Single skin property
- X Concrete panel or precast construction
- X Steel framed homes
- X Timber frame over 10 years old

We can only provide a Lifetime Lease option on properties that are of standard construction - bricks and mortar.



Other property types to be aware of:

- X Property next door to an abandoned or unoccupied property
- X Studio property
- X Properties without planning or building regulations in place

You should also avoid properties where local council regulations have not been adhered to, or where there may be any concerns regarding securing the cost of a lease for the future – this will minimise the risk of future stress as you settle into your new home.

Where there are issues with the freeholder



- X Property with flying freehold
- X Leases below 90 years
- X Property with unorthodox lease
- X Missing or absentee freeholders
- X Ex local authority properties (freehold or leasehold) may result in a lower saving against the market price



From anything that might be considered 'out of the ordinary' to a solicitor, to you incurring substantial costs down the line; lease concerns are a key search criterion to be aware of. This is to ensure that sales proceedings go as smoothly as possible for all parties, and to help avoid any unexpected issues or worries in the future.

Be sure to avoid viewing any properties...

Where your health and wellbeing may be affected



- X Properties which contain asbestos
- X Property above/behind/next door to commercial property
- X Property close to electricity pylons, mobile telephone masts or cell towers (standard telephone poles and wires are fine)
- X Blocks over five floors
- X On or close to major road
- X Within 500 – 1000 yards of contaminated land, substations or sewage works
- X Properties next to a petrol station
- X Property backing onto train line
- X Located next to or opposite a pub

From chemicals that are bad for your health, to businesses that are open during anti-social hours; there are a variety of issues that could be detrimental to your health and wellbeing. While health impacts may not be immediately obvious when searching for your next home, we're here to help guide you, which will help you settle into your home with as much happiness and security as possible, with little to no disruptions or concerns.

These types of properties displayed above, would need to be reviewed by Homewise prior to you viewing them and should be avoided if possible. It may be that we are unable to purchase them or that your budget may be affected on these properties.

Which could incur future or hidden costs



- X Leased solar panels
- X Properties with a flat roof
- X Maintenance charges over £2,000 per annum
- X Unadopted road
- X Properties currently with, or having had previous exposure to, Japanese Knotweed

Your search for the ideal property is exciting but don't forget to look to the future. Hidden costs or large maintenance fees can have a huge impact on your future happiness and cause financial burdens. So, we're here to help you make sure you're satisfied that the property you've chosen is the right one for you, now and in the future.

There are many aspects that could incur costs, such as road maintenance being funded by residents or being tied into a solar panel lease for example. Be sure to avoid the above aspects or speak with our team if you're unsure at any time.

We're here to help

We don't want you to worry about all of the above, that is one of the roles of Homewise. Let us know what properties you have seen and we can assist you in investigating the suitability of the property, and can work with you to identify any issues that might affect your home moving goals. We're on hand to help you throughout your entire search, so that you can find your perfect home.

Got a question?

Get in touch with our team at any time, we're here to help you find and secure the perfect home. Making your move as simple and stress-free as possible.

Call 0808 302 5707
homewise.co.uk

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