

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 ensure you find the 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 be able to carry out full due diligence and report back to you on whether the property has any potential issues.

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. This makes aspects like insurance and maintenance much easier for you, as well as when considering your future needs with the property.

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 help protect you and ensure your retirement can be stress free.

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 rate reduction



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 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 and ensure that you remain happy and secure in your future home, 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 make sure that any property you choose is perfect for now, and in future years.

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 will fully investigate their suitability based on your goals, or if you would rather, leave it all to us. We will do the searching and make sure that the property is suitable and meets your goals.

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

home
WISE