

A guide to selling your property

Grange
PROPERTY
MANAGEMENT

As selling a property can be very stressful, we have designed this guide to assist you with the process.



Are there any conditions if I want to sell my property?

In accordance with the covenants set out in the leases for the majority of retirement schemes we manage, the resident is required to meet the age restriction. However in some cases a younger member of the resident's family may wish to purchase the property for their relative to occupy. In most instances, this is acceptable as long as the lease permits this and the person living in the property is of the required age. The Scheme Manager or our team at head office will be able to give you the details relevant to your individual scheme.

Do Grange offer a re-sales service?

No. However, Fifty5Plus specialise in selling retirement properties and have successfully sold a number of properties on behalf of leaseholders or their families throughout our portfolio of over 120 schemes. You are however free to select an estate agent of your choice.

Who will carry out the viewings of my property?

If you choose Fifty5Plus to market your property the viewings can be carried out by the Scheme Manager. The Scheme Manager is well placed to offer advice and assistance as they have first hand knowledge of the scheme and the services Grange offer leaseholders.

In addition to showing prospective purchasers the property, they will also show them around the wider scheme. As the Scheme Manager has a sound knowledge of the local area, they will be able to give all the vital information which is important to the purchaser in respect of local amenities, including doctors' surgeries.

If you choose your own estate agent to market your property they will make their own arrangements to undertake viewings.

Part of Clarion Housing Group

How will I know when a viewing has taken place?

After each viewing the Scheme Manager completes a form which is then sent back to Fifty5Plus, who will in turn contact you with any feedback. We are aware how important it is to keep you involved in the process.

Is the Scheme Manager involved in the negotiations?

The Scheme Manager is there purely to facilitate viewings, promote your property and the scheme. All negotiations are carried out directly between Fifty5Plus and the clients.

Will it cost anything?

As with all estate agencies there is a fee. Fifty5Plus fees are in line with most high street estate agencies.

How do I arrange a valuation and what does this cost?

You can either contact your local estate agent or call Fifty5Plus on **01488 668655** or email: **enquiries@fifty5plus.com**

Fifty5Plus will carry out a free no obligation valuation of your property.

What is the process?

If you decide to put your property on the market with Fifty5Plus they will forward the Terms of Engagement direct to you. Once Fifty5Plus have received the signed copy the property will be advertised.

Fifty5Plus will notify all prospective purchasers on their database.

When an offer has been accepted you will be sent the Memorandum of Sale from Fifty5Plus, this is copied to Grange head office and respective solicitors.



Please detach this form, for completion by the leaseholder or an authorised representative and return to the Scheme Manager.

Notification of Property sale enquiry:

Property address which enquiry relates to:

Leaseholder's or authorised representative's name:

Leaseholder's or authorised representatives correspondence address:

Contact telephone numbers & email address:

Daytime:

Evening:

Email:

Please note that some properties have a minimum occupancy age restriction which must be complied with. Details can be obtained from your lease, your Scheme Manager or Grange head office on 01483 411770.

We are committed to protecting your privacy. We will only use the information that we collect about you lawfully (in accordance with the Data Protection Act 1998).