

sale away



Who is this for?

Anyone looking to buy a new Seddon home who needs to sell their existing home in order to proceed. Available on selected plots and subject to availability.

What are the benefits of this scheme to me/us?

- Seddon pay all Estate Agent costs when you sell and buy from us so you receive the full amount for your home
- Seddon do all the chasing saving you time, worry & hassle
- You get best market price for your current home
- Seddon will provide enhanced advertising budget to the Estate Agent
- Seddon may provide incentives on your home such as stamp duty or even part exchange making your home stand out from the crowd

How does it work?

Once you have selected your new Seddon home our Sales Advisor will contact our approved Estate Agent and valuer to provide us with a market appraisal on your home. We operate completely transparent in this regard and the agent will freely discuss their thoughts with you should you wish. During this time the new plot will be withdrawn from sale, for your peace of mind. Once the valuer's recommendations are to hand our Sales Advisor will invite you to our Marketing Suite to discuss our feelings on price. If agreeable we will then complete a conditional reservation agreement, at which point a holding fee is payable. Your new home will then be held for eight weeks pending a suitable buyer being found.

What happens when a buyer is found?

Seddon Solicitors will issue contracts to your Solicitors on the basis of exchange within 28 days. A provisional or fixed moving date will be agreed at this point dependant on the build stage of your new home.

What happens if a buyer is not found within the period?

Our Sales Advisor will review the situation with you after six weeks of the reservation period and agree a revised action plan. After a further two weeks an extension to the reservation period may be considered or your reservation will be cancelled if we cannot mutually agree on the best way forward for both sides.

What happens to my holding fee?

The fee will be used towards the reservation fee payable when a buyer is found. Prior to this, the holding fee is returnable in the event of cancellation by either side, less reasonable expenses.

Talk to your local Sales Advisor/Agent for further information!

Seddon Homes.co.uk

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