

FORGE WEIR VIEW GUIDE TO BUYING



WRENMAN
HOMES

Thank you for interest in our exclusive new development here in Halton. We have a straightforward reservations process that complies with the Consumer Code of Housebuilders. Visit consumercodeforhomebuilders.com for further details.

QUALIFY

To qualify for a reservation as buyer you will need to be in a proceedable position meaning that you are either a first-time buyer with cash funds or have a qualified mortgage offer in place. A buyer who is not dependent on the sale of an existing property with cash funds or mortgage offer in place or homeowners with an agreed sale on their existing property and a chain that is able to proceed to exchange within 28 days of reservation. Please speak to our sales advisors for recommended solicitors.

TYPES OF PURCHASE

If a mortgage is required to fund your purchase then Wrenman Homes requires qualification by your chosen Independent Financial Advisor. We have selected an independent financial advisor, RSC New Homes Ltd, that buyers may use, but are not at liberty to. RSC New homes Ltd are available for free impartial advice on Help to Buy or any open market mortgage product by telephone 0161 4866278 or visit www.rscnewhomes.com/mortgages

If you are intending to purchase in cash we require that you provide proof with either your chosen solicitor prior to reservation, we have also selected Napthens as our recommend solicitors if you wish to use them but buyers are not at liberty to use.

If you are purchasing from the proceeds of the sale of your home, then Wrenman Homes can accept a reservation at our unfettered discretion subject to the progression of your chain.

When you are able to proceed, we can arrange an appointment to visit our sales team at the marketing suite and show home (when available) on site and view plans for plots released in the live phase.

Once you have selected your preferred plot, this can be reserved with a £1000 reservation fee. You will then be required to instruct your solicitors and for your mortgage application (if applicable) to be submitted. A 10% (less your reservation fee) deposit is due on exchange and exchange is required within 28 days of reservation.

OUR QUALIFICATION PROCESS

All buyers will be required to go through our free simple qualification process.

Buyers requiring a mortgage will be required to provide evidence to Wrenman Homes that they are in a position to proceed with the purchase. This can be achieved using our free simple qualification process with our recommended firm of independent Financial Advisers, RSC New homes Ltd, who are authorised and regulated by the FCA. RSC will be able to confirm to Wrenman Homes that you are able to proceed with the purchase.

If you are a cash purchaser, we require you to lodge proof of funds with your solicitor within 5 days of reservation. The second part of the qualification process is to verbally instruct your solicitor within 48 hours of reservation.

PART EXCHANGE

It is not standard practice for Wrenman Homes to offer a part exchange scheme at Forge Weir View, however our sales team will be able to discuss further and provide you with a list of reputable local agent contacts who would be happy to discuss marketing your home.

HELP TO BUY

Wrenman Homes are able to offer 'Help to Buy' to our interested purchasers. Help to Buy is a Government initiative to help buyers who have a deposit of at least 5% to buy a new home up to the value of £600,000. The Government will lend you a low cost loan for up to 20% of the property value for 25 years (interest free for the first 5 years), so you will only need to secure a 75% mortgage. This initiative is available to help all homebuyers, not just first-time buyers, to own their own new build home in England.

For full details, visit

helptobuy.gov.uk/equity-loan/equity-loans

Help to Buy FAQs can be found at helptobuy.gov.uk/equity-loan/faq