

GROWING FAMILIES

A house does not evolve with you as your family does; it remains the same while your spatial needs change. Moving house for families who found they've outgrown their space can be daunting, but we are here to help!

Love where you live and not looking to move areas?

Most likely if you have been living in the same space long enough to outgrow, then your family will be well entrenched in the area: children will be settled at school and you'll have local connections within the community. A solution for this may well be to stay where you are by knocking down your home and re-building - you'll have all the benefits of a brand-new home without having to uproot your family. Our team have access to reliable and talented architects who can assist you with this process. We also provide a service where we give you an idea of the value of your home prior to any works commencing, which will assist with your decision making process.

If this is not an option for you, and you are comfortable either upsizing in your local area or happy to move, then it's important to ask yourself: how much room do you need? Are you planning on having another child down the road, or do you work from home and need that extra space? Larger homes in the same area will inevitably be more costly, so unless you are planning to move to a different area, ensure you have considered affordability.

Do we buy or do we sell first?

Whilst there is no right or wrong way, buying first comes with considerations. If you are wanting to buy first, ensure that you have bridging finance organised so if you're in the situation where you need to hold two homes at once, you'll have the necessary bank approval. It's also important to have enough of a deposit available so you are ready to act. To give you time to sell your place, it might be a good idea to negotiate a delayed

settlement with the property you are looking to purchase - we usually recommend around 3 or 4 months. Whilst this is all doable in a sale transaction, choosing to sell first is a safer option as you know how much money you have to work with for your next home. As a seller, you could also incorporate a delayed settlement in the contract to allow you the appropriate time to purchase, or even include a rent back option which will allow you to stay in your home and pay rent to the purchaser, ultimately giving you more time to find your next property.

Getting your home sale ready

As a local agent we have access to a range of local tradespeople who are more than happy to assist in getting your home sale ready: whether you need rubbish removal, gardening work or an internal clean, we have you covered. We can project manage all processes, from organising quotes, managing the go ahead and assisting with access, making the process more streamlined for you and ensuring the marketing timeline is met.

How do I keep the house clean during the inspections with kids?

In terms of the sales campaign, we can understand the trials in getting a home ready for sale with busy family life and have seen this many times before. We will do our best to accommodate you by ensuring inspection times work around your schedule and are booked in advance to assist with your preparation. Our moving team can also help organise regular cleans throughout the sale process and a cost effective rate, as well as offering storage facility options if you are needing to declutter.

Our advice and information is general in nature and does not take into account your specific circumstance. Please make sure you talk to your legal representative and carry out your own investigations.

