



T H E
R E T R E A T

P A R B O L D

PURCHASE FAQ'S

Q I'm interested in buying a property at The Retreat what are the next steps?

Thank you for your interest in our new development, we have experienced unprecedented interest at The Retreat, Parbold so in order to ensure all clients are treated fairly, there is a clear reservation procedure which complies with the Consumer Code for Home Builders.

Reservation Procedure:

Step 1.

A reservation will only be accepted from buyers in a proceedable position. In the event that a mortgage is necessary to fund your purchase, then P J Livesey require qualification by an Independent Financial Advisor. We have selected Hudson Rose to carry out this qualification procedure.

Should you purchase cash, we ask that you lodge proof of funds to your solicitor within 5 working days of securing the property. We have selected Property Legal Services (PLS) as our recommended solicitor. Finally, if you are purchasing from the proceeds of the sale of your home then PJ Livesey can accept a reservation at our unfettered discretion subject to the progression of your chain.

Step 2.

Once you are in a proceedable position you will be invited to an exclusive hard hat hi-vis preview appointment on site to view properties available in phase 1.

Step 3.

Once you have selected your plot a reservation can be made with a fee of £2,000 or £5,000. We then require solicitors to be instructed within the first 48 hours of your reservation period. Exchange of contracts is required within 28 days along with your 10% deposit.

Q What is a proceedable buyer?

A proceedable buyer is:

- First time buyers with cash funds or mortgage qualification in place.
- Independent purchasers not reliant on the sale of an existing property with cash funds or mortgage qualification in place.
- Homeowners with an agreed sale on their existing property and a complete chain that is able to proceed to exchange within the required 28 days timescale.

Q What documents will I need to apply a mortgage?

Mortgage providers usually ask for the following documents from each purchaser:

- Copy of passport
- Latest 3 months payslips
- Latest 3 months bank statements
- Proof of deposit
- If self-employed, 1-3 years accounts
- Further information may be required in some cases.

Q I'm buying a new home at The Retreat that is yet to be completed, when do I exchange?

When you purchase a property at The Retreat you are agreeing to exchange contracts unconditionally within 28 days of reservation. A 10% deposit is due on exchange with the balance on completion.

Q Can I customise my new home?

Buyers reserving at an early stage may have the opportunity to make colour choices within their new home, this is dependent on build stage. Where colour choices have already been chosen these will have been selected by our in house interior design team to complement the properties individual features. Optional upgrades may also be chosen from our specification manual subject to the stage of construction but additions and extras outside of this are not permitted. Please see our sales advisors for details on specific plots.

Q I've reserved a property at The Retreat which is currently under construction, when can I view inside?

The Retreat is a live construction site and access to areas outside of the sales areas is not permitted unless accompanied by a member of our sales team. Access into reserved plots is dependent on safe access and remains strictly by appointment at all times and will only be possible on a limited number of occasions before completion. We endeavour to allow an appointment to view inside your new home at the 'second fix' stage of construction however this may not always be possible and is fully dependent on individual plot status and most importantly site safety, which cannot be compromised. Your secondary opportunity to view inside your new home will be at the time of your Home Demonstration which takes place in the final week before completion.

Please note when buying 'off-plan' it is common for access to your new home not to be possible before exchange. The given exchange period remains at 28 days for all purchases and regrettably cannot be extended to accommodate a prior internal plot viewing.

Q When can I move into my new home?

Completion will take place after a seven day notice period. Reservations are taken on the understanding that a fixed completion will not be considered. Buyers will be offered an estimated completion period at reservation stage which is typically a three month window. Your sales advisor will endeavour to keep you up to date with any changes in the estimated completion time scales as the build progresses.

Q How many plots are there at The Retreat, Parbold?

There is a total of 23 properties on the development. Comprising of 13 large energy efficient newly built homes and 10 beautifully converted properties.

Q Is Part Exchange available at The Retreat, Parbold?

We do not currently have a 'Part Exchange Scheme' at The Retreat, Parbold.

Q Is there an allocation of affordable housing on site?

There is just 1 affordable property planned on the development. Please speak to a member of our team to register your interest.

Q Are the properties at The Retreat freehold or leasehold?

All houses at The Retreat, Parbold will be Freehold with a transfer. All of our apartments are on a long 999 year leasehold with the benefit of a management service in place to protect and maintain the historic buildings. The ground rent is peppercorn fixed for the length of the lease.

Q Do all the properties at The Retreat come with a New Home Warranty?

All new homes at The Retreat come with a 10 year build warranty.

Q I'm interested in buying a property off-plan, can I make alterations to the layout?

Each individually designed property at The Retreat has been designed to make the very best use of space maximizing light and functionality using approved materials. For these reasons internal or external alterations will not be considered.