

## **Help to Buy Valuations.**

Many owners of new homes utilised the Government's Help to Buy scheme when originally purchasing their properties. This scheme was introduced in 2013. In the North Devon area, Target HCA, are the most common provider of the scheme.

If you have participated in the Help to Buy scheme then at some point in the future you will require a professional valuation report on your property as a requirement of the scheme provider. These include:

- Selling your property.
- Repaying the Help to Buy loan to the scheme provider.
- "Staircasing" (repaying part of the loan).
- Re-Mortgaging your property to a different lender.

The Valuation report required in these circumstances must be prepared by a Chartered Surveyor (RICS qualified) who is independent to an estate agent. There are also strict guidelines that have to be adhered to when preparing the report.

Abercorn Surveyors Ltd are a local, independent firm of Chartered Surveyors based in Barnstaple. The Company was established in 2001. We undertake Valuations and Surveys on residential properties.

We have extensive experience of carrying out Valuation reports for Help to Buy cases and can prepare the reports in full compliance with the guidelines set down by Target (and other providers). We can produce the reports quickly and efficiently carrying out the necessary inspection of your property at a time to suit you. Target HCA state that valuations are only valid for a three month period. In the event of you needing an extension to this period we guarantee to prepare a "Desktop" valuation extension at no extra cost to you. This provides a further three month extension to your valuation.

If you require a Valuation report in connection with your Help to Buy scheme please contact us and we would be happy to provide you with a competitive quote.