

# Part Exchange



**McCarthy & Stone**  
The UK's leading retirement housebuilder

# Part Exchange helps reduce time and hassle selling your current property

## Key benefits of Part Exchange

- ✓ You don't need an Estate Agent, so you avoid their fees
- ✓ There's no chain to worry about
- ✓ It's like having a cash buyer, so the sale will never fall through due to a lack of mortgage approval
- ✓ You can move into your new apartment much sooner
- ✓ You can retain access to your sold property for two weeks after completion, so you don't have the stress of moving out and moving in on the same day

## Move into your new home in three easy steps

Moving home no longer has to be a daunting experience or take forever. If your current property qualifies for Part Exchange, you'll effectively have a cash buyer. So you'll avoid all the usual uncertainty and frustration.

## Step one:

Simply tell us which beautiful new retirement apartment you've set your heart on. We then arrange for one of our trusted Part Exchange partners to see you. They'll instruct a RICS (Royal Institute of Chartered Surveyors) survey and two independent, local Estate Agents to value your property.

## Step two:

When we receive a suggested purchase price we'll discuss this with you so you can decide if you're happy to sell. If you are, you'll be free to make a reservation on your new apartment from as little as £500.

All our valuations are free, so you can see if the offer suits you before deciding how best to sell your property. There's no obligation.

## Step three:

If you accept our Part Exchange offer, all that's left to do is for us to work with your legal representatives to finalise the contracts. To help make this process even easier, we'll contribute £1,000 towards your solicitor's fees\*.

## Greater flexibility

Our Part Exchange scheme applies to most types of residential property, regardless of whether the new apartment you've chosen costs more or less.

Even though Part Exchange means you will sell your old home quickly, we completely understand that you need time to prepare for the move. So, a major additional benefit of our Part Exchange service is that you can retain access to the property you sell for up to two weeks following completion on your new apartment. This can take away the stress of having to move out and move in on the same day.

## We can help with the move itself

We'll happily arrange for a removals service to help you de-clutter and pack and unpack at the other end. We'll pay for this too.

At your new apartment, one of our handymen can help with the finishing touches, such as hanging pictures and mirrors – so it feels like home in no time.

## What works best for you?

Many homeowners find Part Exchange an unbeatable option. It's so straightforward, so fast and removes so much time, expense and hassle.

However, please bear in mind that to achieve a sale within this shorter time frame, the price you receive may be lower than if you put your property on the open market and are prepared to wait for a buyer. This doesn't mean selling on

the open market will necessarily give you a better price, but we want to make sure you are completely aware of your options.

Another huge benefit of selling via Part Exchange is that it saves you from having to carry out any of the repairs and redecoration that Estate Agents say are often necessary for showing your home at its best for potential viewings.

If you do decide to sell your property yourself, we can still help you with every step of moving into your new McCarthy & Stone home.

To find out more about

Part Exchange, please call us on

**0800 201 4106** or visit our website

**[mccarthyandstone.co.uk/partexchange](http://mccarthyandstone.co.uk/partexchange)**

**We're here to help make life easier.**

“Our move went quickly and smoothly. McCarthy & Stone was with us every step of the way.”

Mr & Mrs Irving, Homeowner, Clacton

“Part  
Exchange  
was stress  
free”

Mrs Janice Walker  
Homeowner  
Grantham



We look forward to welcoming  
you into your beautiful new  
McCarthy & Stone apartment soon.

For more information, please call  
**0800 201 4106** or visit us at  
**[mccarthyandstone.co.uk/partexchange](https://mccarthyandstone.co.uk/partexchange)**



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\*T&Cs apply. Part Exchange offer only available on selected new apartments at participating developments. Agreement is subject to survey, contract and the terms and conditions of the Part Exchange provider. The Part Exchange service is offered for properties up to a value of £450,000. Properties with a higher value are also considered, but on a discretionary basis. Offers are made on the condition that your current property will be marketed from acceptance (at the discretion of the Part Exchange provider). Offers must be accepted within 10 days. Solicitors fees contribution is £1000 inc.VAT, recommended solicitors must be used in order to qualify. Handyman service available in the first 30 days after moving. Not available in conjunction with any other offer or promotion. Offer may be withdrawn at any time. Written details available upon request. Offer and T&Cs differ in Scotland and the East Midlands.