

# HOW TO **DOWN**SIZE YOUR HOME IN LANCASTER AND MORECAMBE



The essential  
guide on things  
that you can do  
to make the  
process of  
downsizing less  
daunting



# The benefits of **DOWNSIZING**

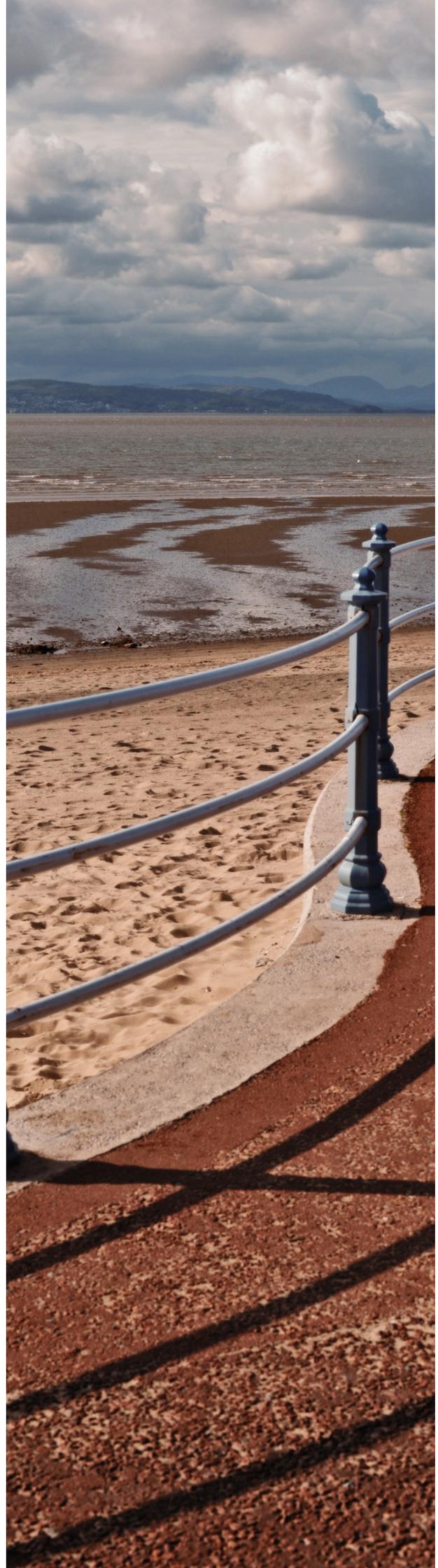
Downsizing comes with an array of benefits for homeowners. A popular one is the chance to unlock money for retirement due to their home likely being their most valuable asset.

Another benefit is living in a home and area better suited to your needs plus the benefit of lower maintenance costs and lower utility bills.

It can, however, still be quite daunting.

We've written this guide to try and make it easier for you.

Below are some simple steps you can take to make sure downsizing is a simple and painless process!



## 7 Reasons why people DOWNSIZE

People choose to downsize for many reasons. For some people, it may be they need a different configuration. At JDG we call this rightsizing.

People's reasons differ....

### The kids have all left home

Probably the number one reason why people seek a smaller home. The children are grown up and have moved out, and the home now feels a little too big.

### A loved one passing away

It's never easy when a loved one passes away. This is a common reason why people choose to downsize. Sometimes it is ease the financial burden. Other times it is the home they live in is too much to maintain for one person on their own.

### To be closer to family

Many people we now speak with move to be nearer the family. A common reason is a desire to help out and see more of the grandchildren.

### Divorce and Separation

Many people associate downsizing with the older generation however, divorce is a main reason why people downsize. These people often don't want to, but finances mean they have little choice.

### To enjoy life more

For some people, downsizing their home is all part of the retirement plan. They wish to enjoy life more. This could be to spend more time abroad, on the golf course and less time maintaining their home.

### A more convenient location

Does the location of your home, work for you? Many people are moving for a change of scenery (eg to be nearer the coast) or to be somewhere that is more convenient for the shops and amenities as they get older.

### Helping out the children

Recently we have had a few clients choosing to downsize their home so they can financially help their children get on the property ladder. They don't need the space in their home and don't want their children to have to wait to get the family inheritance!



Moving home is a big decision, especially if you have lived in the same family home for many years. Here are just **5 things** need to consider and do in order to get ready for the big move

### 1. Create a timeline

Think about how long it will take from listing to moving into your new home and being settled in to give you a better indication of when to start the process. Consider any holidays, family, or work functions that are coming up in the future and take them into account in the planning process!

The most important step will be allowing yourself enough time to find your perfect new home so do allocate plenty of time to that and identify the type of property/location you would be happy with.

### 2. Budget

It's important to know exactly how much money you will be able to free up from your current property, how much of that you're looking to retain and how much you're willing to spend on your new home.

It is worth chatting to estate agents early on to see what your home is worth.

### 3. Prioritise

Identify early on exactly what you want from your new home. Are you set on having a garden or being closer to local amenities? This will help you when looking for your new home as you will have a list of must-haves that each property must pass before you even give it a second look!

### 4. Think about de-cluttering

Downsizing means you will most likely need to get rid of furniture, items in storage, and any other non-essential possessions.

Make sure you start this process early so that you can sell items that are valuable and to ensure the moving process is as easy and smooth as possible!

It doesn't make sense to pay to move large furniture items that don't belong in your new home!

### 5. Choosing the right estate agent

Choosing the right estate agent is easier than you think. First of all look out for an estate agent that sells home similar to yours. Ask friends and family for recommendations of people they have used.

Ultimately don't be swayed by the highest valuation or the cheapest fee. Choose an estate agent you feel comfortable with and trust. After all, they are looking after your biggest tax free asset.



# Question Time!

Moving home can be daunting. People always have questions. Here are some of the more common ones we get asked

## Is now the right time to move?

Only you can decide when the best time to move truly is. There are though some common tell time signs.

It could be that you have no spare cash to enjoy your retirement. It might be you have a burning desire to live closer to family. It could be that your home is now too big to maintain.

The key is that whatever you decide, you don't leave it too late. You want to make sure you are in control of your move.

## What happens if I can't find a house to move to?

A genuine concern for many home sellers is that they won't be able to find a suitable home to move to. We will always promise you will never be homeless and we will always try our best to help you find your next ideal home. We also only charge upon success.

## Can you help me get home ready for sale?

From decorators, gardeners, and useful handy people, we know lots of people who can help you get your home sale-ready. These are people who have worked with for years.

## I would like a quick sale

It's not unusual for someone who has made the decision to downsize to want a quick sale. It is a question we get asked quickly. We would never accept an offer from somebody who couldn't proceed and we would always check the chain fully

## Do I have to have a for sale board?

The simple answer is no you don't, however, it can help achieve a quicker sale. Many clients are concerned about upsetting their neighbours, however they'll soon get wind as they see unusual activity at your home. We always suggest that you let close neighbours know first.



# YOUR MOVING CHECKLIST

Below is a useful checklist to help you prepare for a sale.

- 1 We recommend that you invite 3 estate agents to value your home. This should give you a good feel for the property market.
2. A good estate agent will be able to explain their prices reasons and show you comparable evidence. Don't be swayed by the highest price or the lowest fee.
3. Speak with a conveyancing solicitor about your move. They can help you get sale ready with all the legalities. Your chosen agent should be able to help with this if you don't already have one.
4. Start preparing your home ready for photos. This may mean doing some odd jobs in your home or some de-cluttering. Your chosen estate agent should be able to advise you on this.
5. Register with estate agents in the area you are looking to move to. This way you will always know what is coming up for sale.
6. Get ahead with any packing. If you start boxing up items now, it will make moving day easier
7. Get quotes from removal companies. This will help you budget so there are no unexpected costs.
8. Once your home is under offer, start thinking about ways to make the move easier. Start eating up your freezer contents. Frozen food doesn't travel long distances well.
9. Make a list of all the people you need to know that you are moving such as the neighbours, the doctor's surgery, utility companies, etc. By having a checklist it will make it easier.
10. Make sure you have an overnight bag packed separately that contains any essentials. This could be your ID, medicine, tablets, keys, and glasses. I'd also recommend that you keep tea, coffee, sugar, and a kettle close by as well.

**If you have any questions about downsizing or how we can help please get in touch!**

**AT JDG WE ARE HERE TO HELP YOU GET MOVED IN A TIME FRAME THAT SUITS YOU**

