



Homeowner guide to selling the share in your home

This factsheet is designed to give you a general guide to selling the share of the property you own. The legal term for this is 'assignment of the lease'.

The terms and conditions are contained in your Shared Ownership lease and you should seek your own legal advice if you have any further queries.

Both you and WDH will benefit from any increase in the value of the property according to the share you own, but you should also be aware that you may be affected by any fall in value.

The lease allows us to take up to eight weeks to propose a buyer who can buy your share and who meets the Shared Ownership criteria.

A waiting list of prospective buyers held by us may help in finding a suitable buyer for your property. Your property will be advertised on the Help to Buy website and our website. You will be responsible for paying our re-sale administration costs. You will also be responsible for paying our solicitor's fees for preparing the documents on re-sales.

Before the property can be advertised or any property description issued to potential buyers, you will need a current Energy Performance Certificate. Contact the Sales and Leasehold Team for further details. Any buyer who wishes to become a Shared Owner must meet the eligibility criteria. Providing the buyer is suitable, consent will be sent in writing to the solicitors involved and the sale can go ahead.

If we are not able to find a suitable buyer or if we choose to waive the eight week nomination period you may advertise your property for sale on the open market. There are no eligibility requirements if the purchaser is buying the full 100%. Once you have a buyer for the property, you should contact the Sales and Leasehold Team with their details.

What to do next

Please fill in and send back to us the Notice of Intention form, available on request from the Sales and Leasehold Team. You will need to pay a fee to cover the cost of a current open market valuation from an agreed independent valuer, registered with the Royal Institution of Chartered Surveyors. The surveyor will decide the current open market value of your property, including any improvements you may have carried out, as noted on your application form.

A copy of the valuation report will be sent to you. The valuation is valid for three months. If the buyer does not complete within this time, another valuation is needed and you may have to pay a fee for this.

Contact details

Sales and Leasehold Team
WDH
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Whistler Drive
Castleford
WF10 5HX
Phone: 0345 8 507 507