

# EMPTY PROPERTY MATCHMAKER SCHEME



**Would you like to buy an empty property?**

**Are you considering selling your empty home?**

If so, then a **Property Matchmaker** may be just what you need.

## What is a Matchmaker Scheme?

The Property Matchmaker is a 'dating agency' for empty homes: it aims to match empty property home owners who are trying to sell or who are thinking about selling with people who want to buy an empty property.

There are Matchmaker schemes running on a voluntary basis in various local authorities in Scotland. This can provide help to sell or buy empty properties in participating areas.

## How the scheme works

The Matchmaker Scheme is a FREE service. Each of the participating local authorities holds two lists; one of potential buyers and one of owners interested in selling their empty property. These contain information relating to the property type, location, approximate purchase price and condition.

When the Empty Homes Officer spots a 'match' between an empty home for sale and a buyer's requirements, the empty home owner and the buyer will receive each other's details to follow-up.

## Selling an empty home

Not all empty home owners have the time or financial resources to return their property to use, and sometimes the best solution is to sell the property to someone who can.

Whether your empty home needs repair or is 'ready-to-move-in' you are welcome to join the scheme.

## Benefits for owners

- It is a FREE service
- Your home will be matched up with people who specifically want to purchase an empty property.
- It can help you find a buyer if you've been having difficulty selling or the home is in poor condition.
- It is a way of exploring your options if you've been thinking about selling but haven't made up your mind.

## Buying an empty home

If you are interested in purchasing an empty home, the Property Matchmaker can help you find the property (or properties) that are right for you. You can also let us know if there is a particular empty property that you are interested in purchasing and we can pass your contact details onto the owner.

## Benefits for buyers

- It is a FREE service
- An empty home needing repair can give people on a lower budget the opportunity to buy at a more affordable price, and can be an affordable opportunity to personalise the property to meet the buyer's particular requirements and taste.
- There are a wide range of empty home types, ranging from modern to historic, move-in condition to do-er uppers, large to small, and rural to urban.
- Properties are available throughout the Homes Again Project region: the counties of East Lothian, Fife, Scottish Borders and West Lothian.

## How to join

Contact your local Empty Homes Officer, Karen Rae 01389 737347 or e-mail [Karen.rae@west-dunbarton.gov.uk](mailto:Karen.rae@west-dunbarton.gov.uk) to request a seller or buyer registration form, or alternately a form can be downloaded from the West Dunbartonshire Council website.

## Disclaimers

1. The Property Matchmaker scheme is not an estate agency and the Council is not acting as an agent for any party: all negotiations and sales processes take place between the seller and buyer. We strongly recommend that anyone seeking to sell their property obtains independent professional valuation and legal advice from a solicitor or estate agent.
2. It is a legal requirement in Scotland for any property which is on the market to have a Home Report. Owners who are considering selling but have not yet taken the step of getting a home report may register with the scheme, however should not enter into any negotiations with potential purchasers until a Home Report is acquired.