



frankedelafuente



The Country Files

UNITED KINGDOM



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About

International Law Firm Specialized in Property Transactions,
Corporate and Tax Law. Client first, always.
We speak 

The Country Files: United Kingdom

TAKEAWAYS:

Property information disclosure is limited in Spain, while the UK mandates disclosure through a Property Information Form. Funds handling involves escrow in both regions, with lawyers often managing funds in Spain, while solicitors or conveyancers do so in the UK. Agent roles differ, with dual agency less common in the UK, and technical inspections are subject to negotiation in both regions.

Offers and viewings are more public and structured through estate agents in the UK, while they are often arranged upon request and not open to the public in Spain. Home staging is not consistently practiced in either region, and price settings rely on agent judgment, with valuations performed by licensed companies in Costa Del Sol and by agents or surveyors in the UK

FAST FACTS



Language
ENGLISH



Currency
The pound sterling



Capital
LONDON



Time Zone
GMT+1



Population
67.3 MILLION

WHAT DO THEY BUY

12.5%

NEW BUILD



87.5%

RESALES

Why they buy in Spain

1st

Ranking of foreign nationalities buying property in Spain.
Representing 11.07% of all properties sold to foreign buyers in Spain.

1st

Ranking in Andalucía. Representing 16.31% of all properties sold to foreign buyers in Andalucía

1st

Ranking in Malaga Province. Representing 16.0% of all properties sold to foreign buyers in Malaga Province/Costa del Sol










4th

National Ranking of foreign buyers by average transaction value. The average transaction value in 2022 was 232.597 €

The Country Files: United Kingdom

DIFFERENCES

Costa Del Sol and the United Kingdom differ significantly in their property markets. In Costa Del Sol, sellers typically pay higher commissions of 4-6% to estate agents, while in the UK, commissions range from 1.15% to 3%. Unlike the UK, Costa Del Sol lacks a standardized property information disclosure requirement, making public property information less accessible. The handling of funds differs too, with lawyers usually managing escrow in Costa Del Sol, whereas solicitors or conveyancers handle it in the UK. Additionally, in Costa Del Sol, property information is not publicly available, and title deeds are signed before a notary, whereas in the UK, public property information is accessible, and solicitors handle title deed signings. These distinctions also extend to property types, offer availability, and valuation processes, showcasing the unique aspects of each market.

	 COSTA DEL SOL	 UNITED KINGDOM
 AGENTS COMMISSIONS paid by the seller in both cases	4-6%	1.15 - 3%
 ESTATE AGENT LICENCE	None	None
 PROPERTY INFO DISCLOSURE OBLIGATION	Some Ley de vivienda?	Yes Property Information Form or TA6
 FUNDS	Escrow, usually lawyer, rarely agency	Escrow by a solicitor or conveyancer
 PUBLIC PROPERTY INFORMATION AVAILABLE	No	Yes
 SIGNING THE TITLE DEED	Notary	Solicitor
 AGENTS	Yes seller always pays - 2 agents involved -	Yes Seller usually pays; dual agency less common

COSTA
DEL SOL

UNITED
KINGDOM



TECHNICAL
INSPECTION ON
VILLAS

To be negotiated
between the buyer and seller

To be negotiated
England, Wales and Northern Ireland: between the
buyer and seller.
In Scotland a Home report is necessary



TYPE OF
PROPERTIES

Freehold

Freehold/Leasehold



OFFERS

Information Offers
are not open to the public.

Not public,
Through estate agents



VIEWINGS

Usually
on request

On request,
Through estate agents



HOME STAGING

Not
always

Not always practiced



PRICE SETTINGS

Rely
on agent

Usually,
rely on agent



VALUATIONS

Licence
valuation companies

Agents or surveyors



CONTRACT

Yes
to reservation contract

Yes,
or reservation fee agreement

SELLERS



In the United Kingdom, sellers are obligated to provide comprehensive information to potential property buyers, through the Property Information Form or TA6.

SIZE OF THE PROPERTY



United Kingdom less importance in square metres than in Spain.



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“The Country Files” videos



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