

## Selling a Property Owned by a SIPP

To sell a property, most customers appoint suitably qualified agents to advise them on the selling price and the best way to market the property.

If the property is to be sold to a connected party a valuation report must be obtained from an RICS qualified valuer to confirm that the sale price represents the true market value of the property.

If the buyer is an unconnected party the sale price can be negotiated between the seller and the buyer or their agent. In practice the sale price to an unconnected buyer is decided by the SIPP member.

Legal representation will be required to act on behalf of the pension scheme in the sale transaction.

We will need to be provided with the following details:

- Written confirmation from the member or their Financial Adviser of their wish to sell
- The buyer's name and whether they are connected to the pension scheme
- For connected party transactions, confirmation whether a valuation report has been instructed, or whether InvestAcc should obtain a quote from surveyors who are local to the property
- The chosen solicitor, or whether InvestAcc should instruct a solicitor from our experienced panel.

If there is a lease in place rent will need to be paid up to date **before** completion of the sale can take place. If the lease is to be surrendered the rent also needs to be paid up to the date of surrender.

InvestAcc will need to approve and sign all legal documents as a trustee of the pension scheme and registered proprietor of the property.

All sale proceeds due to the pension scheme must be remitted to the pension scheme's account on completion of the sale by the solicitor. If there is an outstanding mortgage to be repaid from the sale proceeds, InvestAcc would expect the chosen solicitor to redeem the loan amount then remit the net proceeds to the pension scheme's account.

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