

General

Whilst the idea of buying a rustic property can be very appealing, with the added charm of the build and the often comparably low price adding to the attraction, before looking to buy a rustic property you should be aware that there can be many hurdles and problems to overcome.

The most common problem is that the property is not registered. This makes it very difficult to prove who actually owns the property. While this can often be resolved by Legalanswers, this inevitably takes time and therefore money and can quickly drive up the cost of the purchase.

Buying a recently constructed house in a rural setting

Due to the increase of land value, there are instances in more recent years of farmers allowing property to be built on their land without adequate building licences and planning consents. This land is often classed as the equivalent of green belt land or nature reserves.

In these cases it is possible that the property may be demolished.

Utilities

The isolation of a rural property often means there will be inadequate supplies of electricity and water. Electricity is often provided by means of a generator and water from a well or delivered by a tanker when the weather is particularly hot and dry, which is an additional expense to be taken into account.

The cost of installing mains supplies to these properties is huge and in some cases impossible to arrange.

Summary

While many people happily and successfully buy a dream house in the countryside, in order to avoid the dream becoming a nightmare, it is essential to obtain the best possible legal advice and assistance. So, go into such a purchase with eyes wide open and take the advice given even if it is of the sort you do not want to hear.