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STATUTORY INSTRUMENTS

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**2007 No. 1667**

**The Home Information Pack (No. 2) Regulations 2007**

**PART 6**

**EXCEPTIONS**

**Exception for mixed sales**

**28.** The duties under sections 155 to 159 of the 2004 Act do not apply in relation to a property where—

- (a) it is to be sold with one or more non-residential premises;
- (b) the dwelling-house which is or forms part of the property is ancillary to those non-residential premises;
- (c) at the time at which the first point of marketing would have occurred (were sections 155 to 159 of the 2004 Act to apply but for this regulation), the seller does not intend to accept an offer to buy the property in isolation from any one of those non-residential premises; and
- (d) the seller's intention not to accept such an offer is clear from the manner in which the property is marketed.