

Residential Conveyancing: Moving Home

Buying or selling a home can be an exciting and daunting prospect. Without the help of an experienced and qualified residential property solicitor it can be a legal minefield. It makes sense to speak to us before you embark on the process, so you know more (and worry less) about what is going to be involved.

Things you need to know.

- **How long will it take?** This is probably the most difficult question to answer accurately as there are so many issues that can effect the process, but on average a conveyance will take around six to ten weeks. Most delays are caused because there is a chain of related sale and purchase transactions. It can be quicker if the buyer is paying cash and/or the property is empty.
- **How much will it cost?** We can give you written details of the cost which you are likely to incur. This will include all of the related out of pocket expenses such as Land Registry fees and Stamp Duty Land Tax, and will help you to budget properly.
- **If you are selling, do you know where the deeds are?** Nowadays lenders do not keep deeds and it can often take time to find them or obtain duplicates. If you do not know where the deeds are then please speak to us and we will try to help.
- **If you are applying for a mortgage,** remember that your mortgage lender will arrange an independent valuation of the property but this is for their purposes only. It is not a survey and it does not protect you. You should think about asking a surveyor to carry out a survey for you to establish whether the property is structurally sound before you buy it. You may be able to save fees by asking the lender's surveyor to carry out a survey for you but we can assist you with all this.
- **If you are selling a leasehold property,** it will help to avoid delays and expense if you can provide us with the name and address of the ground rent owner and if the property is a flat. We shall also require information regarding the managing agents or landlord. The sooner we can start gathering all the necessary information the better.
- **Nobody should commit to buying or selling a property without careful thought.** If you have any qualms about going ahead with a sale or purchase then please do discuss them with us as soon as possible. This can and will save you a lot of time and money in the long run.
- **Selling or buying property often involves other considerations, such as tax or inheritance issues.** These need to be given careful consideration. For example, if you do not have a will, we seriously advise that you make one straight away or if you do have a will this may need to be updated. We can give you all the necessary advice you need because we are able to offer you a complete professional service.