

GUIDE TO BUYING OR SELLING YOUR PROPERTY HANDOUT

Have you accepted an offer for your house or flat, or made an offer on a new home? Have you agreed your new mortgage 'in principle'? If so, this is an exciting time for you and you'll be keen to get things finalised and get on with moving. Unfortunately, it's not that simple and the conveyancing process can take many weeks. The following notes explain why that is and what you need to do to make your dream come true.

What is Conveyancing?

Conveyancing is the legal term used to describe the transfer of ownership of a property from one person to another. This process will happen during the sale, purchase or re-mortgage of a property and you should instruct a lawyer to represent you.

Why do I need to instruct a Solicitor (also known as a Lawyer)?

If you buy or sell a property, then legal ownership must be transferred to the new owner. This is a complex process, often involving chains of people, transfers of large sums of money, redemption of existing mortgages, and release of new mortgage funds. It's a complicated business.

A conveyancing solicitor will not only deal with relevant paperwork, in connection with buying or selling a property but will also provide informed advice as to how your transaction is progressing and will highlight potential problems or pitfalls. They will deal with essential elements such as local searches and are best qualified to advise you on more complicated issues like freeholds, leasehold elements and shared boundaries. All of this can take anywhere from 4 to 12 weeks, sometimes longer if transactions are of a more complicated type.

In simplest terms, the primary objective of our conveyancing service is to ensure your transaction runs as smoothly as possible.

Why choose Susan Howarth & Co Solicitors?

Susan Howarth & Co Solicitors Limited have a wealth of experience in helping their clients move home. We have a dedicated team who are familiar with every stage of the conveyancing process and provide an efficient, approachable service helping to take the stress out of your move. The team will keep in regular contact with you at each stage of your transaction.

What will it cost?

The cost of our services and any other expenses you will incur in a conveyancing transaction vary depending upon the nature and value of the transaction. Please call or email our dedicated team on **01606 48777** or email info@susanhowarthsolicitors.co.uk for a detailed estimate.

Please do not hesitate to contact John Spittle, Lisa Harding or Julie Brown on **01606 48777** if you have any questions about the procedure involved in buying or selling your property:

Alternatively, please complete a Conveyancing Quote Form on our website www.susanhowarthsolicitors.co.uk