

We can offer legal advice on the following:

- Wills, Probate & Trusts
- Inheritance Claims
- Commercial Property
- Residential Conveyancing
- Company/Commercial
- Landlord & Tenant
- Debt Collection
- Business
- Employment
- Personal Injury
- Road Traffic
- Crime
- Liquor Licensing
- Building Property Disputes
- Partnership Disputes
- Family

A Guide to Buying and Selling Property



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What is Conveyancing?

Conveyancing involves a transfer of land and property (residential or commercial) from a seller to a buyer. It is often considered to be an easy process with all transactions being the same. However, this is not necessarily so.

Why instruct mosshaselhurst?

You can expect a quality, professional service. How do we know? Because we are the holders of three coveted awards – the Law Society's LEXCEL quality mark, the Investors in People award, and most recently the Law Society's Quality Scheme (CQS). This means we meet the high standards set by the Law Society to ensure that we give our Clients a professional service and in particular the highest quality conveyancing service.

- ✓ When you contact us to discuss your sale or purchase we will explain clearly the steps in the process and what you can expect from your solicitor
- ✓ We will tell you what the costs will be
- ✓ We will keep you informed of progress in your sale or purchase transaction
- ✓ We will work in line with the quality standards of the Law Society's Conveyancing Quality Scheme

You can also expect an efficient service. This is because we invest not only in the latest technology, but also our experienced, highly skilled staff, pride themselves on going the extra mile for our clients, indeed our most recent survey shows very high satisfaction rates from our clients.

You can expect a cost effective service. We can usually match or beat any other quotation you receive and you have the comfort of knowing we have been buying and selling homes for clients in your area for over 100 years.

Selling

We will draft the contract and send it with a sale pack to the buyer's Solicitors. We will answer any queries raised by the buyer's Solicitors. If there is a mortgage on the property we will pay this off together with any estate agency fees from the sale proceeds and send the balance to you or use it to fund your purchase.

Buying

We check the contract and all the documents we receive from the seller's Solicitors to make sure that the seller owns and can sell the property. If we come across any problems we will let you know.

In addition we carry out various searches to check, for example whether the road is maintained at public expense. We also deal with your lender's requirements.

When we are satisfied that everything is in order we will legally commit you to your purchase by exchanging contracts when a deposit is paid. The moving day ('completion date') is then fixed. After exchanging contracts we prepare all the necessary documentation and carry out pre-completion searches.

On the completion date we deal with the transmission of funds (including any mortgage) through the banking system, whilst you do the moving! All being well, keys can usually be picked up around lunch time on the day of completion. Following completion we arrange for any Stamp Duty Land Tax to be paid, and then for you to be registered as the new owners at the Land Registry.

If you are buying and selling

You may be involved in a "Chain" transaction where there are a number of sales and purchases dependant upon each other. Everyone in the chain has to go through the same steps as you before they can exchange. This means that sometimes one link in the chain holds everyone up.

Costs

We will give you a quote over the telephone, and write to you to confirm this. In addition to our costs there are other payments, which include Search Fees, Stamp Duty Land Tax and Land Registry Fees. We will let you know what these will be.

How long will it take?

If you have agreed to sell and/or buy a property, we understand that you may be keen to move as soon as possible. The average timescale to complete the conveyancing process is approximately 6–8 weeks providing everything goes smoothly. Where circumstances allow this period can be shorter.

However please bear in mind that buying or selling a property is unlike the sale or purchase of other items, in that many enquiries have to be made to ensure that there are no problems which could adversely affect ownership.

Ultimately our aim is to proceed with your transaction as quickly as possible, but please bear in mind that when problems do occur, particularly in lengthy chains, some of them may be outside our control.

