

Conveyancing Stages and Timescale

Purchase

During a standard purchase transaction, we would expect to carry out the following tasks:

1. Onboarding you as a client, including a digital ID check and AML search.
2. Receiving and reviewing the Contract Pack from the seller's solicitor.
3. Reviewing and where necessary, amending the draft Contract, so that an engrossment is agreed.
4. Reviewing your funding arrangements.
5. Where appropriate, raising enquiries on your behalf and ensuring these are satisfactorily answered prior to proceeding.
6. Where appropriate or required, ordering the basic search pack on your behalf.
7. Reporting to you on searches.
8. Drafting a Transfer deed on your behalf and approving this with the seller's solicitor.
9. Receiving and reviewing your mortgage offer and eventually reporting to you upon it.
10. Drafting a completion statement, ordering you mortgage monies (where applicable) and asking you for balance sale proceeds.
11. Exchanging Contracts on the matter and completing.
12. Submit your Stamp Duty Land Tax return and pay the duty owed.
13. Applying to the Land Registry to register your purchase and completing the post-completion formalities.

Sale

During a standard sale transaction, we would expect to carry out the following tasks:

1. Onboarding you as a client, including digital ID check and AML search.
2. Obtaining Office Copies from the Land Registry on your behalf or in the case of unregistered land, deeds from yourself.
3. Drafting a Contract and sending this to the seller's solicitor. Approving any reasonable amendments so an engrossment can be produced.
4. Reviewing the buyer's draft Transfer and when appropriate, reviewing this on your behalf.
5. Reviewing and answering any enquiries raised by the buyer's solicitors and where necessary, corresponding with you for responses.
6. Where required, obtaining a redemption figure for a mortgage on your behalf.
7. Exchanging Contracts on your behalf and completing.
8. On completion, receiving the sale proceeds from the buyer's solicitors, repaying your mortgage (if any), paying the Estate Agent (if any) and our fees and accounting to you with the net sale proceeds.

Timescales



We estimate a timescale of 8-12 weeks for completion after returning your initial client documentation. This is dependent of course upon the Seller's/Buyer's position in relation to their mortgage offer/searches/survey/etc and others in the chain (if there is one).

When you are ready to proceed with your property sale, simply call **01924 366896** or email conveyancing@liddys-solicitors.co.uk and we can start the legal work required.

Lee Howson ★★★★★ 

Excellent fast service would definitely use again and would highly recommend to friends and family 5 stars easy

a month ago

Barrie E Knowles ★★★★★ 

A really thorough, professional service. Supported by regular, clear updates of progress and milestones throughout.

a month ago