



RESIDENTIAL CONVEYANCING

Process for a sale



What is Conveyancing?

Conveyancing involves the legal transfer of home ownership from the seller to the buyer.

The Conveyancing Process

Whether you are selling a property or buying a home for the first time, it is imperative that you know what is involved and understand how the conveyancing process works.

Here at Jordans Solicitors, we understand that buying and/or selling your home is one of the most stressful times of your life. To make it easier, our experienced team will assist with every aspect of the process, provide you with regular updates and be on hand to answer any queries you may have.

Our step by step guide explains the different stages of the conveyancing process for a typical sale and purchase transaction.



What can our team help with?

- Sales and Purchases
- Leasehold and Freehold Property
- New Build Plot Purchases, including the Help to Buy Government Scheme
- Buy to Let Properties/Property Investment
- Remortgages
- Transfer of a Property
- Deed of Gift
- Declaration of Trust



The Conveyancing Process for a Sale

1. You instruct us to handle the sale of your property.
2. We will send you the Fixtures and Fittings, and Property Information Forms, which you will complete and return.
3. We obtain copies of your title from the Land Registry or obtain the deeds from yourself if unregistered.
4. A draft contract with documentation is prepared by us and is sent to the buyer's solicitors. They will then check it and raise any pre-contract enquires if necessary.
5. We answer these enquiries – liaising with you for any replies that require your input – and the buyer's solicitor confirms whether they are happy with the replies, reporting on the contract pack to their client.
6. You and the buyer agree a completion date for the transaction and contracts are formally exchanged by telephone – after which neither party can pull out without incurring a financial penalty.
7. On completion day, you vacate the property at a pre-agreed time and arrange for your estate agent (if one is used) to hand over the keys to the buyer, otherwise responsibility of getting the keys to the new owners lies with you.
8. We pay the estate agent (if used) whatever the agreed percentage of the sale is and repay any amount owing to the existing mortgage lender.
9. We deduct our conveyancing fees from the sale proceeds and the remaining money is transferred to your account or is utilised in connection with your simultaneous purchase (if any).

How long will the process for a sale take?

The length of time your sale will take depends on many factors.

Some of these factors include whether or not there is a chain, what timescales the other parties in the chain are working towards or if the title to the property is complex.

We estimate that it will take approximately eight to ten weeks to complete your matter. Where the matter is leasehold we estimate that it will take ten to twelve weeks.

Unfortunately, sometimes delays occur because of something beyond our control. If there is likely to be a delay with your matter we would inform you.

CONTACT US

Get in touch with our team today:

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