



THE
DRAWING
BOARD

be prepared,
legally.



Legally prepared.

Getting your house prepared to sell is more than fresh flowers and baking bread. To be legally prepared before you find a buyer will speed up the process and reduce the risk of a sale falling through. By implementing the effort prior to a purchaser is found means you are a step ahead when the sale has been agreed.

Get ready, get sold and reduce the risk of a sale falling through. By undertaking this work early, you will be deemed a committed seller. We will be able to promote this fact within the marketing of your property and potentially give you an advantage against competing properties for sale

Our conveyancing associates will deal with any issues in advance, so they are not a concern for your buyer. Providing a seller's pack to your buyer's legal representative and delivering speedy responses will install confidence early on.



Sellers **pack.**



Contract of Sale



Title Documents & Plan



Fixtures & Fittings



Property Information Form



Leasehold & Maintenance



Property Certificates



Working **together.**

Chasing a solicitor for updates can be time consuming and potentially challenging as you, the client is invariably the consumer, not the professionals looking to aid the process.

With our preferred conveyance team and in house Associate, you have full and complete access to the on-line portal enabling transparency to track the status of your important sale. Ensuring everybody is kept informed of progress at the exact same time and everybody involved is on the same page!

This will provide a layer of support for you and the chain, if one exists. If any issues are experienced – we have access to a case manager, who will resolve these quickly. We know buyers and sellers are real people with emotions, not just a reference number on a list.

The team of conveyancers are dedicated to high standards. This gives us far more control daily, and significantly more responsive than purely on-line services. Yet, provide flexibility without the apparent slowness and restrictions of opening hours of traditional law firms.



The 12 commandments.

01	Instructing solicitors	Problem...	Solved
		When an offer is accepted it is often then that the research begins to select the solicitor, which can take several days, or longer to decide.	You have already instructed your Legal Team! We have dealt with literally hundreds of conveyancers over the years. Communication is key.
02.	Leasehold sales	Problem...	Solved
		Memorandums, articles of association and accounts are required covering the past three years. This can take several weeks to collate.	contracts management has, upon instruction included the leasehold information within the pack in readiness for the sale!.
03.	Planning	Problem...	Solved
		There is a duty to ensure all necessary planning permissions and building regulation approvals have been obtained	All documentation will be obtained, and issues dealt with at the outset, which could include arranging an indemnity policy.



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04. Gifted deposit	Problem...	Solved
	If the house is a gift, most will require a signature from the source confirming the money does not need to be repaid.	The conveyance team will advise the buyer of the importance of declaring where ALL deposit monies are coming at initial set up.
05. Local searches	Problem...	Solved
	Who owns or is responsible for roads or sewers and any road-widening proposals. These can take two days up to eight weeks	By taking payment for searches upon instruction from the buyer this places the searches in hand immediately
06. FENSA certificates	Problem...	Solved
	Purchaser's solicitors will ask for evidence that any replacement glazing installed since April 2002 complies with Building Regulations.	You have already instructed your Legal Team! The team will discuss this with you upon instruction and include in the pack when applicable.



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07. Gas & electric certificates	Problem...	Solved
	Most buyers wish to see gas/electricity safety certificates. Ordering these after a sale is agreed creates a delay.	The team will discuss this with you upon instruction and include in the pack when applicable. We can help facilitate these.
08. Lost title deeds	Problem...	Solved
	Land Registry's records are now digital. However, if the property is not on their digital register, we need to apply for first registration	This will be detected upon instruction by the team and actioned to avoid delays before a buyer is found (or set in motion prior)
09. Chain collapses	Problem...	Solved
	Should any of the parties involved pull out of the process, the entire chain can collapse. This happens early in the conveyancing process	By providing all information at an early stage and getting the buyer to pay for searches earlier, the likelihood of an aborted sale lessens considerably.



The 12 Commandments

10.	Slow response	Problem...	Solved
		Having different conveyancers on each side of the transactions can create poor communication and possibly slow down the sale.	The licenced conveyancers are approved to act on both sides of the transaction. No delays - the other side... is them too!
11.	Signed documents	Problem...	Solved
		Legal documentation and ensuring that all paperwork is signed and delivered on time is key to problem free processing.	All vendor documents will be signed and stored within the pack prior to an offer being placed on the property.
03.	Holidays	Problem...	Solved
		At certain times of year, it is likely that one of the solicitors in a conveyancing chain will be on holiday, causing slower service.	This option provides a 3-tiered legal team acting on behalf of every client. With over 60 teams in operation working with minimal cases