



FAQ: WHAT IS CONVEYANCING?

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Are you thinking of buying or selling a home?

Would you like to know more about the legal process of buying or selling a home?

If your answer is Yes, then you'll love this guide. The conveyancing process can be overwhelming. There is a lot to organise and co-ordinate, including legal matters, financial arrangements and regulations to comply with.

The information provided is for guidance only. Please consult a legal expert.

WHAT IS CONVEYANCING?

Conveyancing is the transfer of the legal title of a house from one person to another. The key stages are the exchange of contracts; when everyone knows the transaction will proceed. Completion is when everyone moves.

WHAT DO I NEED TO KNOW?

There's a lot of legal and administrative work to do before you can exchange contracts and complete. While the conveyancing process is relatively similar for each transaction, each transaction will be different. So while all the conveyancing solicitors in the chain carry out those legal and administrative checks, it can be quite stressful.

In England and Wales, a contract to buy or sell a property is not legally binding until contracts are "exchanged". Until that time, either party can pull out of the transaction with no legal obligation to the other.

WHAT DOES A CONVEYANCING SOLICITOR DO, ON A PURCHASE?

- ★ Check the house title and organise searches for the property
- ★ Understand your requirements and timescales
- ★ Work with the seller's solicitors to progress the transaction
- ★ Make enquiries on your behalf to iron out any outstanding issues
- ★ Check the mortgage offer and dealing with special conditions
- ★ Report to you and providing vital information and documents
- ★ Arrange dates for exchange of contracts and completion
- ★ Prepare for completion
- ★ Prepare your financial statement
- ★ Submit a tax return and transfer funds for the required stamp duty
- ★ Register your ownership with the land registry

WHAT SEARCHES WILL MY CONVEYANCER CARRY OUT?

Ultimately this depends on the location of the property you're buying.

Most searches are location specific and your conveyancer will advise what searches are required for your property in it's specific location.

Some locations are well known to have issues with mining, so need a coal search; others may have had issues with local churches having to be funded by nearby homeowners; while new areas now subject to flooding mean maps are constantly changing.

The three most common searches are:

- ❗ **LOCAL AUTHORITY** – This will provide you with information on things like planning issues, road works and railway proximity, which may affect your use and enjoyment of the property.
- ❗ **WATER AND DRAINAGE** – This search reveals matters such as whether the property is connected to public sewers and mains drainage.
- ❗ **ENVIRONMENTAL** – This will confirm lots of useful information, including whether the land is contaminated and prone to flooding.



HOW DO I INSTRUCT A CONVEYANCER?

In my experience, all Conveyancers are NOT the same. While you'll want to preserve your budget and spend as much as you can on your new home, using a sub-standard Conveyancer is an unnecessary risk.

Please visit www.hjpe.co.uk/Buyer to obtain a quote.

TESTIMONIALS

"Heenay exceeded my expectations. The marketing strategy was very different from my previous agent. I'd highly recommend Heenay, having experienced outstanding results".

"My previous agent had marketed the property for two months with minimum interest. The Property Information Pack which Heenay created, clearly had an impact. We received multiple offers, within a month. We'd recommend Heenay".

"I gave Heenay the difficult task of achieving the highest price possible, but in the shortest amount of time. Heenay delivered on both counts. I'd recommend Heenay and regret not taking his advice from the outset".

ABOUT US

We believe in working with Pride, Integrity and Dedication and have grown due to our reputation of offering Class-Leading Marketing and being trained in World Class Customer Service.

Being a boutique-agency (rather than a volume business), we offer all clients a bespoke service based on individual requirements.

We use our experience of Sales, Lettings, Property Management, and Investment Services to reach the desired outcome for all of our clients.

For clients who have a Country, Period, Luxury or Equestrian Home, we house a specialist department, focusing on attracting National and International Buyers or Tenants.

If you're considering selling or renting your home, please contact us.

LOCATIONS

We operate across Coventry, Warwickshire and the West Midlands. Appointments are by prior arrangement.

COVENTRY

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