



In Detail:

Pre Contract Pack

- 1 Draft Contract
- 2 Land Registry Registers and Plan for the property
- 3 Sellers Property Information Form
- 4 Fixtures and Contents Form
- 5 Leasehold Information Form (If Leasehold)
- 6 Other relevant documents required according to the information required by the answers to No's 2-4 above

The Draft Contract

Is a written contract usually in a standard format comprising of the Law Society Standard Conditions of Sale.

Pre Contract Searches

Generally consist of Local Authority Search, Drainage Search, Environmental Search and Chancel Check Search although there are others depending upon circumstances, for example a Coal search. Depending on the Local Authority these searches can take between 2 weeks – 2 months to be returned to us.

Pre Contract Enquiries

Questions we ask the Seller about the property based on the pre contract searches, information provided from the pre contract pack and any surveyor's report you may have carried out. These are questions that conveyancers for a pertinent buyer and their mortgagee would ask about the property. Prior to exchange a clear and concise report is produced to you outlining all findings on the property, allowing you to make an informed decision on whether to proceed.

Investigate Title

Is a process where essentially the seller demonstrates to the buyer that the seller owns the property and can sell it free of defects.

Property Transfer Form

This is the form lodged at the Land Registry to transfer the property from the Seller to the Buyer.

Requisitions on Title

These questions check that all information prior to exchange is still correct.

Pre Completion Searches

Following exchange we carry out a bankruptcy search on the Buyer, and in certain transactions, the Seller, as well as a priority search which confirms that no further interests have been registered against the property. The priority search gives a priority period of 30 working days whereby no further interest can be registered except for yours (and the mortgagee).