

Frequently Asked Questions in Conveyancing Transactions

How long will it take ?

The time frame of a conveyancing matter, except in the very simplest of cases, is extremely difficult to predict. You should allow between 6/8 weeks for the matter to proceed to completion when there is no chain involved. If there is a chain involved, then you should perhaps add an additional 2/3 weeks to that time frame for each property in the chain on either side of you.

Please note, these timescales are only estimated guesses and we cannot accept any responsibility if the transaction takes longer due to circumstances outside our control.

Why do I have to fill in forms ?

In a conveyancing transaction, whether it be a sale or a purchase, there is a Contract Pack. The Contract Pack includes, amongst other things, forms that must be filled in by the Seller giving details of the property throughout their period of ownership. You as the Seller, may also know something of the history of the property and your input is therefore vital. We cannot complete the forms for you as the information is required to come directly from yourself. We can of course give you guidance when it comes to filling in the forms.

Whether you are selling or purchasing, we ask you to fill in a "Personal Information Form" for our files. This helps us to establish your plans for the property, and it also details all your contact numbers which are very important to us.

Do I have to come into your office ?

You are more than welcome to come and discuss the transaction either in person or on the telephone or indeed by email.

When it comes to signing documents like the Contract and other legal paperwork, depending upon the circumstances, this can either be done by post or in person. Sometimes there are time constraints and it is helpful if a Client can pop into the office, if you are local. In all cases, we will try to give you ample notice of our requirements as far as signing documents is concerned.

What does "exchange of Contracts" mean ?

This is part of the legal process of buying or selling your property. Once the Contract Pack has been examined, Searches have been undertaken and all relevant enquiries carried out relating to the property, we will be in a position to report to you and advise you as to when exchange of Contracts can take place. The point at which Contracts are exchanged is the point at which you legally purchase or sell the property. When exchange of Contracts has taken place, you are contractually obliged to carry on with the transaction and if for any reason you cannot do so, then it is at this point that you could be in breach of Contract. It is for this reason that exchange of Contracts is a particularly important stage in the transaction.

What is “completion” ?

Completion is the moment at which money changes hands for the property and the keys are released to the Purchaser. When Contracts are exchanged we will agree on a date for completion that is convenient for all concerned. Completion normally takes place a week to 10 days or so after exchange of Contracts, but in some cases it can be sooner and in some cases later. It depends upon the circumstances of each transaction.

Do you act for my Mortgage Lender as well ?

Usually yes. If you are purchasing, your Mortgage Lender is likely to instruct us as well. Please remember therefore that the transaction can only proceed if and when all of the Mortgage Lender's requirements (as well as your own) have been dealt with satisfactorily.

If you have any other questions, please feel free to contact our Conveyancing Solicitor Merryn Macnamara on 01752 842141 or by email - convey@blightskinnard.co.uk