

# FIRST-TIME BUYER GUIDE



*Step Six*

Start the Conveyancing  
Process



# What Does Conveyancing Mean?

Conveyancing is the legal process involved in transferring property ownership from one person to another.

It includes several steps to ensure that the property's title is clear and that the buyer understands any legal obligations associated with the property.



## Conveyancing Process Includes: \_\_\_\_\_

- **Drafting and Reviewing Contracts**

Ensuring the terms of sale are clear and legally sound.

- **Conducting Searches**

Checking with local authorities for any planning or environmental issues, such as road access or flood risk, that might affect the property.

- **Handling Mortgage Agreements**

Ensuring any mortgage financing is in place and conditions are met.

- **Title Checks and Transfer**

Verifying the seller's title to confirm they have the right to sell the property.

- **Completion and Final Checks**

Exchanging contracts and managing payments to complete the sale.

Conveyancing ensures that the buyer receives clear legal ownership (title) of the property without any hidden liabilities or restrictions.

# Moving Forward with Conveyancing

With your mortgage offer secured, it's time to get back in touch with your solicitor and continue the conveyancing process. They play a crucial role in making sure everything goes smoothly from here.

## *How Long Does Conveyancing Take?*

Conveyancing is often the most time-consuming part of buying a home, usually lasting between 6 and 12 weeks, sometimes longer, especially if there's a chain of buyers and sellers involved. Delays are common, so stay in regular contact with your solicitor for updates and ensure you've submitted all required documents.

## *How Does Conveyancing Work?*

By now, you should have returned your solicitor's 'starter pack' and any requested upfront payments. If you haven't, it's best to act quickly to avoid delays!

Your solicitor will write to the seller's solicitor to request the sale terms and seller information, including details about fixtures, fittings, and white goods (appliances) included with the property.

Both you and your solicitor will review these documents, and if there are any concerns, your solicitor will raise them with the seller's solicitor.

Once this information is gathered and initial payments made, your solicitor can begin applying for searches.

# What Are Searches?

Searches are investigations that reveal important information about the property and its surrounding area that you wouldn't discover by simply viewing the property. These include:

- **Local Authority Searches:** Details on past, present, and future land use, including local planning issues and development proposals (e.g., a new motorway being built nearby).
- **Land Registry Searches:** Confirmation that the seller is the legal owner of the property.
- **Water Authority Searches:** Verification that the property is connected to water supply and drainage systems.
- **Environmental Searches:** Information on potential land contamination, flood risks, and other environmental issues.
- **Optional Additional Searches:** Depending on the property type or location, additional searches may be required, such as mining searches in former mining areas. Your solicitor will advise if any apply to you.

# How Long Do Searches Take?

Typically, searches take between 2 and 3 weeks, though delays can occur if local authorities are busy. Solicitors may raise 20 to 30 enquiries based on the results of the searches, don't worry—this thoroughness is to protect your interests and ensure peace of mind.

# What Happens After Searches Are Complete?

Once your solicitor has reviewed the search results and made any enquiries, they'll send you a Report on Title summarising all findings. It's important to read this carefully and clarify any points with your solicitor to ensure you're fully informed before proceeding.



## Checklist

- All necessary searches on the property and surrounding areas have been completed.
- You've reviewed the Report on Title with your solicitor.
- You've asked any questions, are satisfied with the answers, and are ready to move forward!

