

Property

Buying or Selling your Home

Owning your home is probably the largest financial commitment of your life as well as being one of the most stressful. We are here to ensure the process runs smoothly.

Costs

We will provide a written estimate of our fees tailored to the specific home you are buying or selling. We will also give you a breakdown of the other payments that need to be made such as land registry fees, searches, and stamp duty.

Searches

When our client is the buyer, we arrange standard searches such as local authority, environmental, and water and drainage searches, which provide them with further information about the property.

Surveys

The seller does not guarantee the condition of the property, so usually the buyer will arrange a structural survey or home buyer's report to ensure they know everything about the condition of the property.

Our Service

At Shentons, we understand that you want to speak to an experienced lawyer about your transaction. Our approachable team will take the time to understand your individual needs and keep you up to date throughout the transaction.

Each matter is undertaken with care and our team is accredited to the highest standard - the Law Society Conveyancing Quality Scheme.

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We will need the following

- Signed copy of our Engagement Letter
- Signed copy of our Terms and Conditions
- Completed and signed forms as follows
 - Property Information forms
 - Client Questionnaire
 - Fittings and Contents form
- Photographic ID such as a passport or a driving license
- Evidence of your address such as a utility bill or council tax bill
- A deposit as referred to in our engagement letter, this can be provided by cheque, card payment or bank transfer once we have your ID

Please Note

When you attend our offices to provide your documents we will take certified copies of your original ID documents.

Without seeing you in person we are not able to certify your photographic ID, if you cannot attend our office for this purpose then please contact us to enable us to direct you to an alternative course of action.

We are regulated by an external anti-money laundering body which is why you need to complete the above points before we can commence work on your transaction.

Failure to comply will cause delays in our ability to proceed.

What Next?

Contact us today for a quote tailored to your particular transaction

Tel: 01962 844544

Email: main@shentons.co.uk

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