

Residential Conveyancing

For most people, buying a house represents their largest single investment. This is why using an experienced property lawyer is so essential; to provide independent, objective advice that puts your interests first.

We pride ourselves on the quality of our service and this includes regular contact with you so that you are aware of what is happening at every stage during the process. You will also receive copies of all relevant documents and correspondence and also, if you are buying, a full written report on the property title and searches etc.

As a buyer, it is well worth contacting us even before you have found a specific house to buy. We can advise you on how to go about making an offer once you find a property you like, assist you with the type of survey which would be best for that property and recommend a local surveyor.

As a seller, it is a good idea to contact us before you put your present property on the market. When we obtain your title papers we can prepare a draft contract, supporting paper and forms so that a complete package can be sent to the buyer's solicitors quickly.

TransAction - The Conveyancing Protocol

The Law Society's TransAction scheme, to which Warners belongs, seeks to streamline the conveyancing process.

Participating solicitors use a standard and jargon-free procedure. "TransAction" also breaks with traditional house-buying procedures by shifting some of the work in the conveyancing transaction from the buyer's solicitors to the seller's solicitors.

Contract Deposits

At exchange of contracts (when the buyer becomes legally bound to buy the property), the seller will expect a deposit to be paid. However, as part of the "TransAction" scheme, if you are selling another property your buyer's deposit can usually be passed on.

Leases

We can advise on all leasehold transactions and prepare appropriate tenancy agreements or leases as the situation requires. If property is leasehold, buyers will need to look carefully at the lease terms in order to establish the maintenance obligations for repair, level of rent and any service charges etc., in addition to any restrictions or obligations in respect of gardens, car parking and so on.

Enfranchisement

We have specialists that can advise in respect of lease extensions and/or a collective purchase of the freehold (enfranchisement). Please ask for our separate leaflet, relating to these matters if you are interested.

Housing association & shared ownership schemes

We have considerable expertise in dealing with purchases and leases from local authorities, housing associations and under shared ownership schemes. Please ask for our separate leaflet on this if you are interested.

Why use Warners?

At Warners we believe in making the conveyancing process as straightforward and as informal as possible.

We keep in regular contact with the party's solicitor and we keep you fully up to date with what is going on. In short, we guide you through the whole house moving process, advising on all related financial matters when required- all providing "added value" to our competitive charges.

How much will it cost?

We will always supply clients with a written costs estimate for handling their conveyancing. The estimate will also set out all out of pocket expenses such as searches, stamp duty and land registry fees etc.

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