

HOME SWEET HOME

A guide to buying and selling property.

Jordans Solicitors LLP

By your side since 1925

Giving you to complete service

With us you can relax, knowing that everything is going to be taken care of. As part of our home moving service we will:

Investigate the property

When buying, we will make sure you know exactly what you are getting for your money. We will let you know about any legal restrictions on the use of the building or land, issues over boundaries, rights of way, neighbor disputes and legal guidance on the surveyor's report.

Investigate the surrounding area

Using our local knowledge and experience to help, we can check to see if there are any plans for major road works and developments on neighboring land that might affect you. Any additional costs for this will be advised before the work is carried out.

Support with final negotiations over price

In most cases, we will be on hand to assist with any price negotiations and clarification over what is (or isn't) included in the final price.

Contract for sale

Our property Lawyers will make sure you have a contract for sale that protects you by covering all the important issues and prevents any nasty surprises.

Guide Disclaimer

This guide is provided for information purposes only. We have done our best to ensure that the information contained in this guide is correct as of 01.09.2022. It applies only to England and Wales. However, the guide has no legal force, and the information may become inaccurate over time, due to changes in the law. Information within this guide may be over-simplified and the information contained within it does not constitute legal advice and we will not be liable should you rely on this information. Before you take any action, you should always seek legal advice from a professional with an in-date practicing certificate.

Getting started

To give you an idea of the steps and typical timescales involved in the conveyancing work when you buy or sell a home, we have provided the following overview. It is important to note however, that the timings will differ depending on your circumstances – if there is a chain, the age and condition of the property and how you are financing the sale. Whatever your situation our conveyancing team will always be transparent and keep you updated throughout the whole process.

Buying your home

The steps involved

1 Preparing to buy

Get in touch with us and your mortgage company early on, so everything's ready for when you find your new home and make an offer.

2 Property investigations (searches)

Once your offer has been accepted, we will start our detailed investigations on the property and surrounding area.

3 Mortgage and property survey

Before they give you a formal mortgage offer, your mortgage company (if you are using one) will arrange a valuation. If you wish to have a survey or buyer's report done this can be arranged.

4 Contract negotiations

In most cases, we will be able to help you with any negotiations needed following our investigations of the property survey. In very specific instances however the Law sometimes will not allow a firm to do this but we will be able to advise you if this is the case. During this stage we will try and arrange the next step which is the "exchange of contracts".

5 Agreement (exchange of contracts)

You and the seller confirm a binding agreement by getting your Lawyers to exchange signed copies of the contract. The moving date is agreed, and you will need to pay the deposit (usually 10% of the agreed price)

6 Moving day (completion)

The final balance will be transferred to the seller, and we will let you know when it has been received, so you can collect the keys from the estate agent and move in. We will then pay your stamp duty and register the sale with the Land Registry.

We invite you to come and talk through your requirements during your face-to-face appointment - that's the nice thing about being local. If you're not able to make it into our office, we can also accommodate telephone and video appointments.

Call us on **01302 365 374** to arrange a free no obligation appointment to discuss your requirements and find out what we can do for you

Selling you home

The steps involved

1 Preparing to sell

Get in touch with us early on so we can get everything ready for when you accept an offer.

2 Buyer's investigations (searches)

We will supply the buyer's solicitors with the information that they need on your property as part of their investigations and help you respond to any questions that they have.

3 Buyer's property survey or valuation

The buyer's mortgage company will arrange a property valuation before they agree to lend the money. We will also give an indication of the final balance of any mortgage to be repaid on this property.

4 Contract negotiations

In most cases, we will be able to help you with any negotiations needed following the buyer's solicitor's investigations or the property survey. In very specific instances however the Law sometimes will not allow a firm to do this but we will be able to advise you if this is the case. During this stage we will try and arrange the next step which is the "exchange of contracts".

5 Agreement (exchange of contracts)

You and the buyer confirm a binding agreement by getting your lawyers to exchange signed copies of the contract. The moving date is agreed and the buyer will pay a deposit.

6 Moving day (completion)

You move out by the agreed time and give your keys to your estate agent. We will let you know as soon as we receive the buyer's money. We will complete the final paperwork needed.

Moving home checklist

Moving home can be exciting but it can also be challenging, and we know that there is a lot to think about. We hope this checklist helps you in the countdown to your move.

8 – 6 WEEKS TO GO

- Contact your removal company to identify possible removal slots (as early as possible). We advise to book a slot once contracts have been exchanged. Also check if you can take some time off work.
- Ask family and friends to help on moving day.
- Start collecting boxes, labels, tape, and bubble wrap for packing.

3 WEEKS TO GO

- Have a good clear out and start boxing up what you are keeping.
- To help your removal company, label your boxes with which rooms they will be going into.

2 WEEKS TO GO

- Notify any organisations of your moving date and new address, such as utility providers, banks, insurers, the DVLA, Passport Office and the Post Office to redirect your mail.

2 – 3 DAYS TO GO

- Put valuable items and important documents in a safe place so that they cannot be misplaced.
- Box up first day essentials like a kettle, tea, coffee, milk, snacks, some takeaway menus, and phone chargers.
- Put together a box of cleaning products, rubbish bags, light bulbs, toilet rolls, tools, and other handy items.

1 DAY TO GO

- Defrost your freezer.
- Leave details for your buyers about rubbish collections and instruction manuals for any appliances and heating systems you are leaving behind.

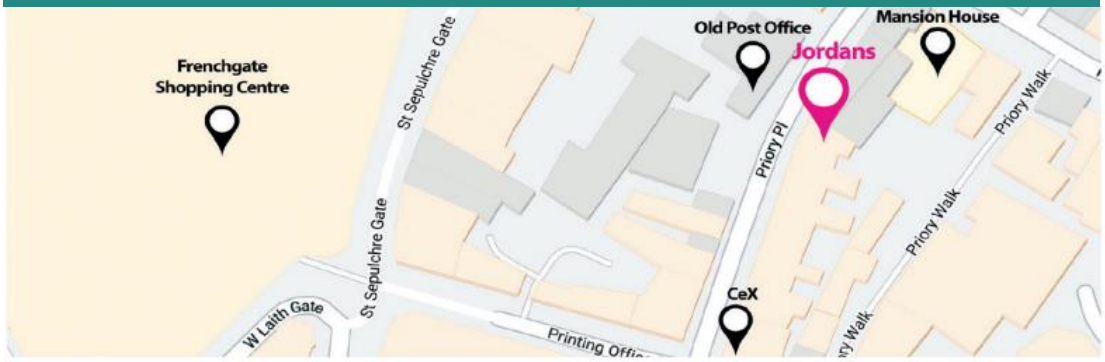
MOVING DAY

- Take the gas and electricity meter readings and details of the last call made from your landline before you leave.
- Lock all doors and windows in the house, garage and shed.
- Give the keys to the estate agents.

The timescales given are for guidance only and the actual timescale of your sale/ purchase will depend on the individual situation.

Where can you find us

Doncaster



Kiveton Park - Sheffield



Our key promises:

- Direct Lawyer Contact
- Free Initial Assessment
- Flexible Openings*
  *Contact your local office for availability
- Clear Price Guarantee
- Same-day Response

Next steps

Take advantage of our **Free Initial Assessment** to find out what suits your needs. To get in touch, call us on **01302 365 374** or email your query to **info@jordansllp.com** to receive a response from one of our experts

By your side since 1925

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