

## **Conveyancing – How Long Will the Work Take and Who Will Carry Out the Work?**

### **How Long Will It Take?**

How long your transaction will take depends often on how quickly others who are involved in the transaction want to proceed. We will always try to ensure that matters take no longer than necessary but sometimes timescales are completely outside of our, and your, control. This could occur where, for example, you are buying a property but the person selling it has not yet found a house to move to or you are selling to someone who has not yet sorted out their mortgage.

On average residential transactions take between 8 and 12 weeks. A simple transaction with no other properties involved might be quicker, but one with lots of other people in the chain might take even longer.

Rest assured that we will always make sure that you are kept fully up-to-date with the likely time-scale. Factors that may affect how long a transaction can take include:

- Waiting for a Local Authority search
- Resolving issues connected with planning permissions and building consents;
- Replies to questions about the property, such as details of fixtures and fittings or certificates/guarantees for work done to the property;
- If the property is leasehold, waiting for the management company to provide details of service charges and ground rent;
- Waiting for other people in a chain of linked transactions;
- Having someone drop out in the middle of a chain of transactions;
- Waiting for the mortgage lender to provide the mortgage papers for signing.

To help us to make sure that your transaction goes ahead as quickly as possible we will chase up the progress of your transaction and not simply wait for something to happen. However, please bear in mind that just because the transaction is not moving forwards does not mean that it is holding it up.

### **Who Will Deal with the Work?**

Your transaction will be handled by our conveyancing team. The team is headed up by Jodi Pritchett who is an experienced licensed conveyancer, who began her legal career in 1999 and who has extensive experience in all areas of residential conveyancing, including freehold and leasehold sales and purchases, re-mortgages, transfers of equity, shared ownership and new build property transactions.

## Conveyancing – How Long will it Take?

The other members of the team are:-

Sophie Mack, a solicitor, her area of particular specialisation is in Private Client matters, including Will drafting, Lasting Powers of Attorney and the administration of estates. She also has experience in applications to the Court of Protection.

Helen Ellis, a conveyancer, she joined the firm as a part-time Conveyancer in October 2022 having worked at a leading national law firm for over 20 years.

Fiona Gray, a very experienced conveyancer dealing in all areas of residential conveyancing, including freehold and leasehold sales and purchases, re-mortgages, transfers of equity, shared ownership and new build property transactions.

