

PCS LEGAL

GUIDE TO

CONVEYANCING

What is Conveyancing?

Property Purchase Conveyancing Journey



SO, WHAT IS CONVEYANCING?



What is Conveyancing?

Conveyancing is the legal work involved during the process of moving property or land from one person to another, which is carried out by a Property Lawyer.

What is a Conveyancer?

A Conveyancer is a legal professional that specialises in property law. Conveyancers will advise on the buying and selling of property including drafting contracts for sale, dealing with the land registry and local authorities whilst undertaking the conveyancing process on behalf of a client.

Why do you need a Conveyancer?

A conveyancer will initially check if the seller holds the title to the property and whether they are legally entitled to sell. They also arrange searches for the buyers to highlight potential issues that may change a decision to purchase a property. Conveyancers will also arrange the payment between both parties when the transaction completes, this will include the payment of stamp duty to HM Revenue and Customs.

Conveyancing is a complicated legal process and an essential requirement when selling or purchasing a home, due to this, it is imperative that you ensure your conveyancing is undertaken by someone experienced and qualified in this field.

Who are PCS Legal?

We are a firm of Property Lawyers and Probate Practitioners regulated by the Council for Licensed Conveyancers.

We are committed to ensuring all our clients receive the highest possible standard advice and service in relation to their house sale or purchase, Remortgage, Equity Release, Transfer of Equity, Commercial transactions, Probate or Will advice.

Why use PCS Legal?

As a family run firm, we understand what a personal and stressful experience purchasing and selling your property can be. At PCS Legal we support our clients from start to finish and have implemented many resourceful ways to help aid this process. We offer dedicated teams, express move services, extended working hours, online portals to follow your updates and even WhatsApp groups. We are also on the Legal Panel for most major banks, building societies and lending institutions, therefore we can deal with all mortgage security work on your behalf.

PROPERTY PURCHASE CONVEYANCING JOURNEY

1 File Opened



Upon instruction we will open your file and pass it to your dedicated case handler

2 Documents Sent Out



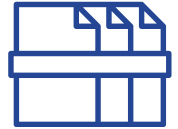
We will send you our welcome pack via email or post, whichever you would prefer

3 Send Us ID & AML Documents



Send us photographic ID and proof of funds i.e bank statements showing the monies to be used to purchase the property

4 Contract Pack



The sellers lawyers will provide a draft contract pack in order for us to raise questions on the property you are purchasing

5 Mortgage Offer Received



We will receive your mortgage offer from the lender and update your file accordingly

6 Searches



We order and receive search results which provide general information on the property you are buying

7 Contract



We will send you a contract to sign and return to us before exchange can take place

8 Exchange



This is when both seller and buyer will be legally bound and a date is agreed for completion

9 Confirm Completion



We will contact you and advise that completion has taken place so you can collect the keys to your new property

10 Provide Feedback



Please let us have your comments on our service provided, we collect reviews online via Trustpilot and Google

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