Purchase of a Residential Property: An Expected Timeline

5 working days

•You have an offer accepted on your new home: congratulations! You will receive terms of business and client care pack from your lawyer. Once completed, please return to us.

2 weeks

•Your lawyer will receive the draft contract pack for the property from the sellers lawyers and will order the necessary searches. During this time you will be dealing with any requirements of your mortgage lender (if rquired)

4-6 weeks

•Searches can take a while and once received your lawyer will review all documentation to ensure the property is as you expect for your intended use and enjoyment, they will raise any necessary enquiries and report to you also asking if you have any queries you wish us to raise with the sellers lawyers

1 month

•Once satisfactory replies are received from the seller your lawyer will notify you. By this time your mortgage offer (if required) should have been received along with any survey report you have instructed. Proof of funds will be required for all other sums payable by you

2-4 weeks

•Once all parties are ready to proceed, the Contract and other documents can be signed ready for exchange and completion and a completion date is agreed. Any balance due from you is paid to our client account only once satisfactory proof of funds paperwork has been provided.

Agreed between buyer and seller

•Completion happens. Once the purchase money is paid to the sellers lawyers, the sellers will vacate the property and the keys will be released to you.