



HURRELL

SOLICITORS

A guide to
Conveyancing

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With a team of experienced conveyancers
providing an honest and comprehensive service,
we help you move home as quickly as possible.

Andrew Hurrell



What happens when you move?

If you're looking to achieve a smooth move, hiring an experienced conveyancer can be key.

Residential property transactions are not as straightforward as many people think and they require a number of important checks that call on the knowledge of an experienced conveyancer.

Your conveyancer will check on the terms and details that affect the property you are buying or selling and will look into any issues that may arise in future, such as rights of way, liabilities and restrictions, protecting you against these potential pitfalls in future.

With so much riding on this role, it goes without saying that you need to hire a professional.



Completing your property transaction

Our quick and transparent service aims to have you on the move in six weeks or less.



Most property transactions take between four to six weeks to complete, providing there are no unforeseen delays and that both sets of solicitors abide by the agreed timescales.

Occasionally, where a sale is part of a longer chain of other related transactions, there may be a 'knock-on' effect if one of them falls through or is delayed. These issues are often out of our control, but if we do identify a cause for concern at any stage, we will let you know as soon as possible.

Relying on the work of third parties is an important part of any property transaction, regardless of whether you are buying or selling. We guarantee to work with all other agencies and bodies as quickly and efficiently as possible towards the completion of your transaction.



Your conveyancing team

Our diverse team is made up of experienced legal professionals with hundreds of successful property transactions under their belt.





We know that moving home and buying or selling a property can become extremely stressful for some people, and we are here to ensure that everything goes as smoothly as it possibly can.

Our experienced conveyancers will be on-hand throughout the entire sales process, keeping you up-to-date with every development until the transaction is complete.

We strive to offer more than your average conveyancing service. So while we will always provide the most cost-effective advice for your circumstances, if we think you would benefit from another of our related services, we will always suggest this to you.



Costs and disbursements

At Hurrell Solicitors we operate a fixed fee structure for a number of our legal advice services.



Conveyancing is one of our fixed fee services and is offered at the same price, regardless of the size or type of home you are buying or selling.



Residential conveyancing

Disbursements are additional third-party expenses, such as search fees, Land Registry charges and Stamp Duty Land Tax that will be added on top of our service fee. We pass these costs straight on to our clients exactly as we receive them – we do not add a percentage or alter these costs in any way. The only time we may need to charge extra is if we encounter any problems or unforeseen circumstances that were not initially clear at the outset.

If we do have to spend extra time on a certain issue or problem at any stage during your transaction, we will always make you aware of any extra associated costs as soon as possible.





Alongside our residential property service we also offer assistance and guidance in all matters related to commercial property transactions.

To find out more, please speak to a member of our team on **01702 582030** or email **andrew@hurrellsolicitors.com**







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