

### Contact Hague & Dixon first!

Hague & Dixon has a very experienced team of Conveyancers who are able to help and advise you.

We have been accredited by the Law Society as providing a quality conveyancing service.

We understand property inside out and we pride ourselves on being readily available to answer your enquiries and deal with any concerns you may have.

The nature of Conveyancing is changing. Over the last few years the advent of compulsory Land Registration, the new Stamp Duty regulations and in the not too distant future E Conveyancing all make for big procedural changes and interesting challenges which will hopefully help to make your move easier for you.

Make sure that you receive advice from an independent advisor before you start so that you know where you are going. It costs nothing sound us out.

### Ready for sale

Having decided upon your Solicitor and instructed your Estate Agents your property is on the market ready to go as soon as a buyer is found.

We will do our best to fit in to your hoped for time schedule, although if a long chain forms we may not always be able to stick precisely to your preferred dates.

We will discuss with you and advise on any further searches you wish or need to make, and let you have an estimate of the costs and disbursements as soon as we have sufficient information.

If your plans are to buy another house, you should make enquiries as quickly as possible from Lenders about how much you can borrow and how much you can afford to pay back each month. Your Lender will agree a loan in principal so you know the price range of the house you are looking for.

### You find a house you wish to buy

Once this is chosen we will happily advise you about the type of survey you will need, although you will have to instruct your surveyor separately we will be pleased to discuss points you may wish to raise with your surveyor.

As soon as we know the property details and your mortgage amount, we will up date our estimate to include all the new details. We will go through the title documents with you to be sure that you are happy with the property you have chosen.

We will consult with you to complete your Stamp Duty forms and arrange for your new house to be registered in your name at the Land Registry and throughout we will ensure that you are kept informed of progress.

### Contacting Us

At Hague & Dixon, if you telephone you will always speak directly to someone who can help you, you will not be asked to press buttons or leave answerphone messages or listen to music. We welcome the opportunity to discuss your matter with you and to answer your questions as quickly as possible no matter what they are.

You can contact us by telephone, by e mail, or arrange to call at the office

When all is completed, we will let you have a full statement of costs and disbursements and a copy of your new Title.

Buying and Selling houses can be a difficult time, we understand this, but with our care and experience you should find the whole process much easier than you expected.

Please contact us before you put your property on the market to discuss the documents you will be required to produce. The best person to produce legal documents on your behalf has to be your Lawyer.