

Contact Hague & Dixon first!

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

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, the bringing in of Home Information Packs 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.

So you have decided to sell your house:

You will need a Home Information Pack.

Many Estate Agents are providing these but it is your Solicitor who will have to use the documents to complete the sale. Your Solicitor knows and understands the Law behind the required documents.

The Solicitor you chose is entirely your own choice, there is nothing to be gained by using the Estate Agents choice.

Why ask your Solicitor to prepare your Home Information Pack?

1. Solicitors have been trained to understand and deal with the documents required in the Home Information Pack. They understand the Law and purpose of the documents and searches and can advise on any snags which may be revealed so you can take action before it becomes a problem during the sale.
2. Estate Agents are often paid commission for providing HIPS or subcontract to a HIP Provider. You are likely to have to pay the enhanced costs
3. If we prepare your HIP, it is yours to transport to whichever Estate Agents you chose. You are not bound to one agent
4. Please ask about our costs, they are very competitive.

Ready for sale

Having decided upon your Solicitor, arranged for your Home Information Pack 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.

GUIDANCE SHEET

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.