

Conveyancing Timescales

IMPORTANT INFORMATION REGARDING TIMESCALES

PLEASE NOTE Most conveyancing transactions taking a minimum of 10 – 12 weeks to complete from the date the legal work starts, and this largely depends on the position and circumstances of the other parties, if any, in the chain. We will take all reasonable efforts to complete your transaction as quickly as possible, but we are unable to give any assurance in relation to completion. Delays may be caused by a number of circumstances. Accordingly, you should not commit to any definite arrangements until we confirm to you in writing the date for completion.

COVID-19 restrictions mean that many institutions such as mortgage lenders, valuers, local authorities and search companies are operating under extreme difficulties. This has reduced their ability to supply their own normal level of service and reduced their capacity to provide data and process applications within a reasonable timeframe as they had done in the past. Your Sale (if applicable) - Any delays with the buyers' searches, mortgage application etc could potentially delay progress, no matter how quickly we act at our end. Your Purchase - Search providers are advising that local authorities are currently inundated with search applications and so search results are taking much longer than usual to be received (searches can only be applied for once we receive the Contract documentation from the sellers' solicitors). This, adding to the timeframe required to deal with the legal work means that purchase transactions are taking 10 – 12 weeks to complete from the time the contract documents are received from your seller's solicitors.