Conveyancing road map

Instruct conveyancer: Select your conveyancing solicitor to handle the legal aspects of your home buying process. You'll need to provide them with the necessary details and documents, including the property address, seller information, and your own identification for anti-money laundering checks.

Review legal documents: The conveyancer reviews the draft contract provided by the seller's conveyancer. Examining the terms and conditions, including any restrictions, covenants or special provisions.

They may request additional documents or information from the seller's side such as property information forms and title deeds.

Checks and searches: The conveyancer conducts various checks and searches to gather information about the property and its legal status. These checks may include local authority searches, land registry searches, environmental searches, and other relevant investigations.

Property survey valuation: You'll arrange for a property survey and valuation through your Independent mortgage advisor (IMA) to assess the condition and value of the property. The report will then be reviewed by you and your solicitor before your purchase.

Mortgage offer: If you require a mortgage to purchase the property, the IMA will work with your lender to finalise the application. The conveyancer liases with the mortgage lender, providing necessary information and documentation required for the mortgage offer.

Exchange contracts: Once all legal checks and searches are completed your solicitor will work with Flagship Homes' solicitor to agree contract exchange dates and prepare final documentation for you to sign - including your contract, lease and mortgage deed.

At this stage, the transaction becomes legally binding and the exchange of contract fixes the legal completion date, unless you're exchanging on notice, and both parties commit to completing the purchase.

Get to know your new home: This is the fun part... Where your Flagship Homes sales advisor arranges to show you around your new home. They'll demonstrate the mechanics and share any documents you'll require to live in your Flagship home.

Completion: On the agreed completion date, the conveyancer transfers the remaining funds to Flagship Homes' solicitor who confirms receipt of funds, and the keys to the property are released to you by your Flagship Homes sales advisor.

The conveyancer registers the ownership transfer with the land registry and informs relevant parties, such as the mortgage lender.