



Bennett Smith

SOLICITORS - CYFREITHWYR

How long will my house purchase take?

How long it will take from your offer being instructing us until you can move in to your house will depend on a number of factors. The average process takes between 6-12 weeks from the point that we receive contract documentation from the seller's solicitors.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first-time buyer, with a mortgage in principle, it could take 10 weeks. However, if you are buying a property which has a boundary discrepancy or an unregistered property where the deeds have been lost or destroyed, this can take significantly longer, between 4 and 12 months. In such, a situation additional charges may apply.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

1. Take your instructions and give you initial advice
2. Check your finances are in place to fund purchase and obtain your identity documents
3. Advise you with regard to joint ownership
4. Receive and advise on contract documents (and Lease where the property is leasehold)
5. Carry out searches
6. Obtain further planning documentation if required
7. Make any necessary enquiries of seller's solicitor
8. Advise on the conditions of your mortgage offer
9. Give you advice on all documents and information received by way of our full and comprehensive property report
10. Send final contract to you for signature
11. Agree completion date (date from which you own the property)
12. Carry out pre-completion searches
13. Exchange contracts and notify you that this has happened
14. Arrange for all monies needed to be received from lender and you
15. Complete purchase
16. Deal with payment of Stamp Duty/Land Transaction Tax
17. Deal with application for registration at Land Registry
18. Deal with the requirements of the landlord/management company (Leasehold properties only)"