Your guide to

Residential Conveyancing

enoch evans LLP
Solicitors

The residential conveyancing team at Enoch Evans LLP have been property lawyers in the Walsall area since 1884.

It is good to know you have the experts on your side when it comes to something as important as buying or selling your home. Enoch Evans LLP have moved hundreds of thousands of people both locally and further afield and have been involved in the sale and purchase of everything from a maisonette to a mansion. The process of residential conveyancing is not always clearly understood.

At the beginning of each transaction clients receive a detailed procedural document that clearly explains each stage and sets out who must do what and by when. It is vital that you, your seller or buyer and your agent are kept informed at each stage.

Did you know?

- If you let Enoch Evans LLP have your mobile phone number at the start of the transaction, the team will be able to keep you informed of the process at key stages by sending you text messages.
- It is essential that you speak to the team as early as possible in the transaction. Try to contact them before you put in your offer for a purchase, or accept an offer on a sale and prior to instructing a mortgage advisor so that they can fully advise you on the procedures involved.
- Enoch Evans LLP's fixed fees will help you budget your total expenditure.

Buying a home

Buying a new home is a time for excitement. No matter if you are a first time buyer, or completing the latest in your lifetime series of house purchases, this should be a pleasurable experience.

Much to consider

Many people find buying their home stressful, confusing and even frustrating. There are many things to consider such as

- Road widening
- Access
- Your rights and obligations
- Local authority plans
- Tree preservation
- Flooding
- Land contamination
- Radon gas
- Subsidence
- Who owns the boundary?
- Who has rights of way over your property?
- What restrictions are there on the use of your land?

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All this before you even start to raise the money. The team at Enoch Evans LLP can guide you through these processes and make your transaction as stress-free as possible

Chain that binds

A chain is formed when several people are buying or selling property at the same time and are interdependent upon each other's transaction proceeding. There is little that can be more frustrating than waiting on the rest of the chain before your transaction can proceed. Enoch Evans LLP can assist in unlocking this chain.

Transaction Reports

The team at Enoch Evans LLP are in daily contact with all the local estate agents and many national groups and together have developed methods for speeding up the procedures. The team strongly believe that all parties involved need to work together to achieve the common goal of completing the transaction with the minimum of delay and stress.

Costs and Fees

Enoch Evans LLP believe that it is your solicitor's job to guide you through the pitfalls of the process safely, quickly and efficiently. A professional service is provided and clear advice given at a fair price. The team will always quote in advance, including all costs, fees and other known expenses. If you are considering buying a new home, or would simply like more information about the team please use the contact details overleaf for some preliminary advice free of charge.

Selling a home

When you decide to sell your house, you will want your sale to proceed without delay and with the minimum of stress. An early discussion, without cost or obligation can really help in this process. It's never too soon to speak to the team at Enoch Evans LLP about selling your house. Perhaps even before you have made that final decision.

How to sell

If you are not sure which estate agent to use, the team will be pleased to advise you and put you in touch with the agent we feel will best suit your needs. Then, in conjunction with your chosen agent, the team can decide what method of sale is most appropriate for you.

A different process

Selling a property is very different from buying a property and information is required from you before proceedings can take place. This you will find detailed in the document provided for clients at the beginning of each transaction.

The team will always quote in advance, including all costs, fees and other known expenses. If you are considering buying a new home

Energy performance certificate

It is a legal requirement for the buyer to have an Energy Performance Certificate (EPC) and as a seller you can't market your property without one. The team at Enoch Evans LLP can advise on obtaining an EPC.

After the sale

Many people reach a stage in their life, perhaps after the family have left home, when a move of house is seen as part of a financial re-arrangement, perhaps in preparation for retirement. If you find yourself in this position speak to the team as early as possible so that all options can be discussed.

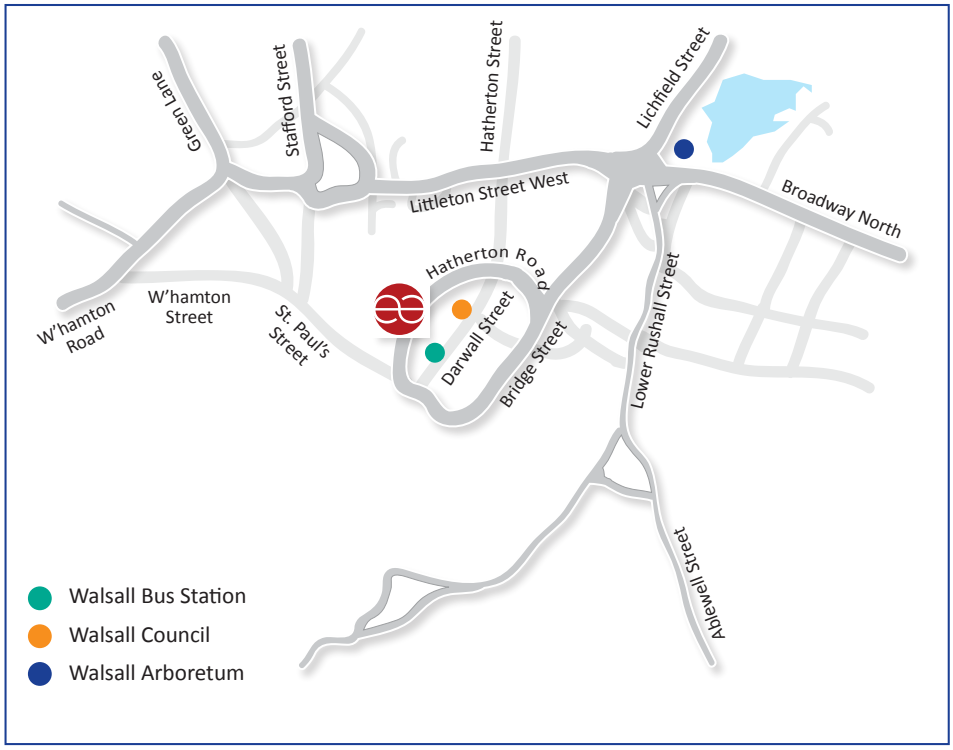
About Enoch Evans LLP

Enoch Evans LLP are a constantly evolving and innovative law firm who cover a broad range of legal services, ensuring all legal needs are catered for.

Our services include:

- Commercial Property
- Company and Commercial
- Dispute Resolution
- Employment
- Wills, Tax and Probate
- Matrimonial and Family
- Residential Conveyancing
- Criminal and Regulatory Offences

How to find us



Registered Office:

St. Paul's Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS

T: (01922) 720333

Email: ee@enoch-evans.co.uk www.enochevans.co.uk