



Buying & Selling Your Home

 Paris Smith



Southampton's premier law firm - providing a full range of legal services to individuals and businesses across the Solent region for over 190 years.

Our aim is simple...

“To recognise and respond to our clients’ needs with prompt, clear and practical advice, based on a thorough knowledge of their situation.”

Our aim is to make sure the legal side of the buying and selling process is as straightforward and problem-free as possible.

We will provide you with all the expert help and advice you need to bring your transaction to a successful conclusion.

Our dedicated residential department offers specialist expertise in:

Buying & Selling

Mortgages & Remortgages

Probate & Auction Sales

Transfers of Equity

'Right to buy' Purchases

Landed Estate Transactions

Property Investment (including buy-to-let)

Equity Release Mortgage Schemes

Home Information Packs for sellers

We will be able to provide a Home Information Pack as required to allow property caught by the new regime to be marketed.

There are a number of options available to you and we can discuss these in the light of your particular requirements.

Buying & Selling

Our service to buyers covers all of the essential aspects, including carrying out necessary searches, raising relevant questions, advising on the contract and title and liaising with other professionals where required.

For sellers, we will be able to provide a Home Information Pack to allow your property to be marketed - details are available from our website but should be discussed individually as there are options here.

We prepare the contract and related package, deal with the buyer's solicitor and make sure the transaction is completed at the most appropriate and convenient time possible.

We can handle a linked sale and purchase. In each case we report to you as each matter progresses.

Mortgages & Remortgages

We can assist you on the legal arrangements of any mortgage or remortgage and provide a report summarising the terms of the offer and point out any 'catches' or particular provisions. We also attend to all the related formalities for you.

Probate & Auction Sales

Where probate is concerned, we have extensive experience of working with personal representatives, advising on the implications of inheritance and capital taxes via our Tax and Estate Planning Department, and helping to realise property assets to the optimum benefit of the estate.

In auction sales, we can provide property and title details to the auctioneers, prepare the contract package, set timescales and criteria for prospective buyers and we can also attend the auction itself to answer any queries which may arise and secure the sale.

Transfers of Equity

Our impartial advice on equity transfers (often linked to related mortgage work) will help you choose the best option where co-ownership is concerned and ensure the arrangement reflects your requirements.

Landed Estate Transactions

In addition to the usual conveyancing matters, we can also provide advice on such issues as rights of way, ownership of sporting rights, tenancy agreements, covenants, permissions and change of use issues (in association with other department(s) within the firm).

'Right to Buy' Purchases

We can also act for those wishing to buy their home from local authorities or housing associations, advising on mortgages, making you aware of any resale restrictions and handling the transaction from beginning to end.

Property Investment

Our service to prospective landlords is equally wide-ranging and includes specialist advice on statutory requirements, legal rights and responsibilities, duties to tenants, eviction procedures and short and long-term letting options (and this may be in association with our other departments).

We can also provide expert assistance in instances where one property is rented out in order that the income finances the purchase of another home.

Equity Release Mortgage Schemes

Equity release schemes are becoming an increasingly common way to release the capital tied up in a home for other purposes, and we carry out an objective assessment of the scheme and report on its terms and consider whether it is in your best interests and suited to your circumstances.

Our residential department is staffed by an experienced team of solicitors, legal executives and paralegals as well as trainees, all of whom are committed to providing the most appropriate and effective solution where your particular property matter is concerned.

Our service combines a personal and supportive approach with an assured level of professionalism and integrity, ensuring our extensive experience is utilised to your benefit.

We always take the time to listen to your needs, respond promptly to your questions and queries and keep you fully informed with regular reports on the progress of your transaction.

Fees

We understand the need to control costs and we ensure that our charges are clear. We provide information on our charges before work begins, with our letters of engagement setting out the work involved and the fee basis, as well as dealing with other relevant or critical issues or expenses.

More Information

To discuss your requirements
please call Rupert Morton-Curtis on:
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