



## Residential Conveyancing

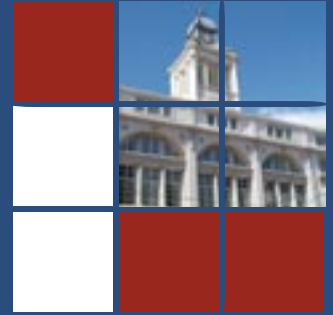
Buying or selling a property is a significant event in life, whether moving to a larger or smaller property or making a property investment. In the modern world the emphasis is generally upon completing the transaction quickly or to meet specific deadlines.

Every property sale or purchase is unique in terms of the property and parties involved and therefore vulnerable to many pitfalls, this can cause not only delays but also unnecessary future risk and costs and bring unwelcome stress to what should be a positive move. This can occur if the transaction is not dealt with from the outset by an experienced and specialist team working to protect your interests.

Our Conveyancing Team have many years combined experience and are committed to dealing with your sale or purchase as quickly as possible whilst ensuring that the many complex legal aspects, including the requirements of Home Information Packs are dealt with properly and comprehensively. In addition, we will advise upon Joint Ownership and Living Together Agreements to ensure that the purchase is made according to terms which reflect individual circumstances. Advice upon Tax Planning Wills and incorporating your property assets into your personal estate also forms a part of the complete service that we can provide.

As soon as you have decided to proceed, you should contact our Team from which point we will:

- Assess and understand the details of your sale or purchase and confirm with you that your legal understanding of the transaction is clear
- Clearly explain and set out in writing all of the steps involved in the transaction
- Identify and explain what you will need to do
- Explain how delays can occur and what can be done to avoid them
- Keep you informed of progress at all key stages through to completion
- Provide advice on wills and trusts reflecting your property ownership and upon your instruction, prepare these after completion
- Offer an ongoing service to support you with any legal matters arising in the future



## Contacts:

**Nick Tudor**

**Email:**

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**Tel:** 0114 249 5969



Nick Tudor



### Residential Conveyancing Team

Our Residential Conveyancing Team has significant expertise and experience in handling house sales and purchases. However straight forward they may appear on the surface, there are many issues lurking beneath - sometimes, in the case of mining, environmental damage or prior land rights, literally underneath - your property!

We are fully equipped to provide you with a Home Information Pack including a home energy efficiency rating which, since 14th December 2007, have been a legal requirement for every home put on the market.

### What should I do next?

Arrange an appointment to see Nick Tudor by telephoning 0114 249 5969 or send an email to n.tudor@bellbuxton.co.uk

#### PERSONAL LEGAL SERVICES

- Residential Property
- Wills, Probate & Elderly Client
- Contentious Probate, Elderly Client Abuse & Court of Protection
- Tax Planning & Trusts
- Family & Childcare

#### COMMERCIAL LEGAL SERVICES

- Commercial Property
- Commercial Litigation
- Buy Outs & Ins, Acquisitions, Disposals and Mergers
- Employment Law
- Ecclesiastical Law

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