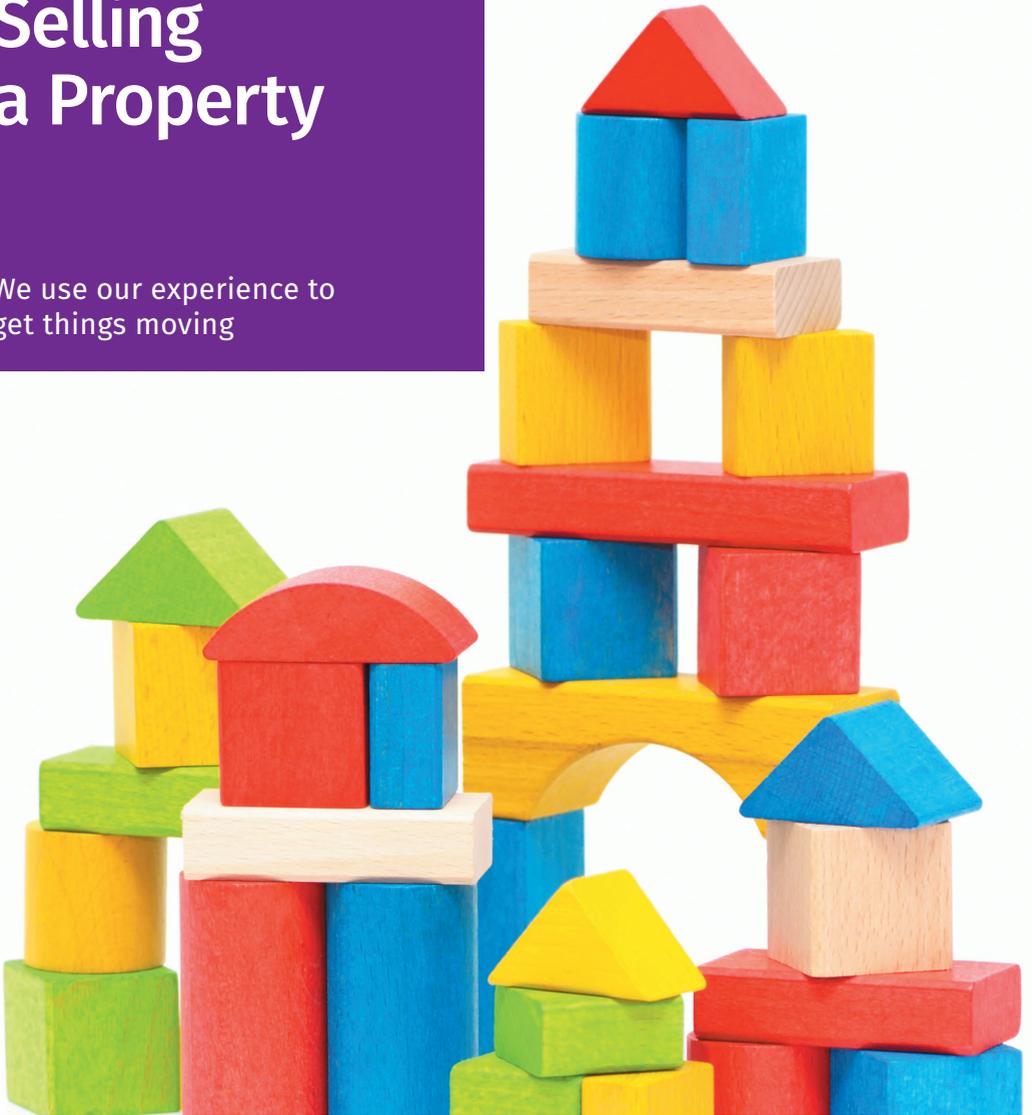


# Selling a Property

We use our experience to  
get things moving



Chafes  
Hague  
Lambert  
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[www.chlsolicitors.co.uk](http://www.chlsolicitors.co.uk)

# What happens when I am selling a property?

**Selling your house can sometimes be an emotional time but can also be exciting if you are moving on to a new home. As your home is one of your most significant investments, it is important to get the right advice when you need it most.**

The whole process usually takes 6 to 12 weeks but could take longer if you are part of a chain of buyers and sellers.

Once you have decided to buy, sell or do both the first step is to instruct us to handle all the legal aspects and guide you seamlessly through the processes.

If you are buying take a look at our leaflet on buying your home.

## How can we help you sell your house?

Right from the start you will have a dedicated Conveyancer who will be with you through to the conclusion of your transaction. They will be here to answer any questions and to keep you up to date with how everything is going. You choose how you want us to communicate with you be it by phone, email, letter or face-to-face meetings.

We can also help keep your legal costs under control as our fixed fee guarantee means that you will have the security of knowing the quote you are given won't change\* and will know from the outset what your legal expenses will be.

Here at Chafes Hague Lambert Solicitors we have good relationships with local Estate Agents and work closely with them to ensure you receive the best service. We are a Conveyancing Quality Scheme (CQS) accredited firm, meaning you can be assured you'll receive a quality service.

\*subject to no unexpected additional work or issues arising

Visit [www.chlsolicitors.co.uk](http://www.chlsolicitors.co.uk) or email [howcanwehelp@chlsolicitors.co.uk](mailto:howcanwehelp@chlsolicitors.co.uk)

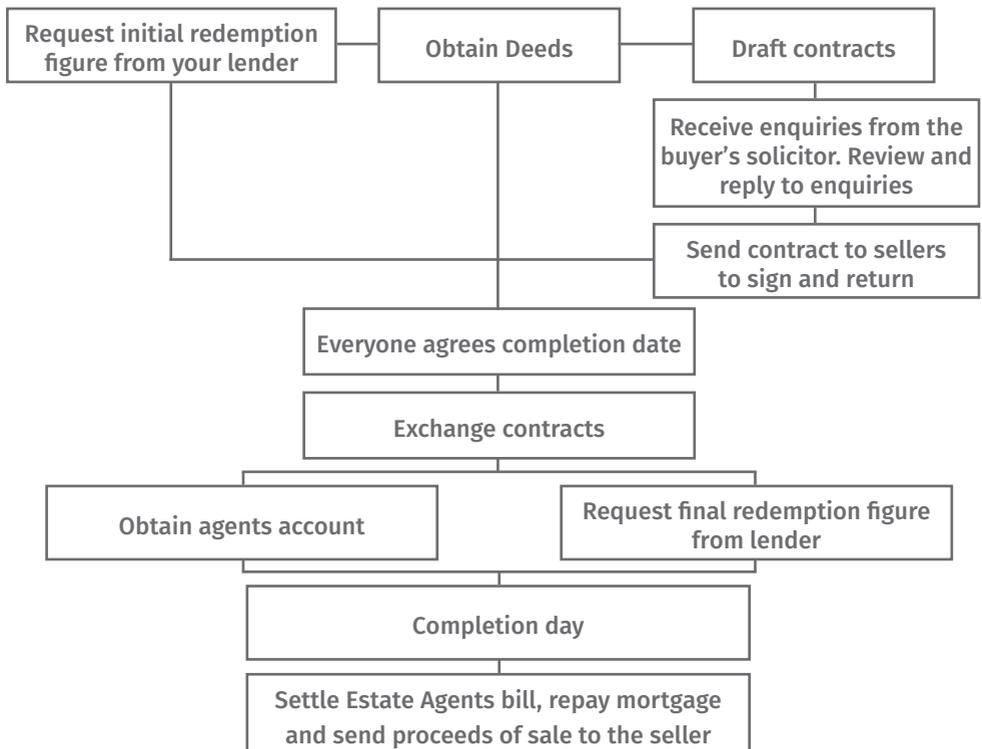


## How can I be prepared?

You can get your sale off to a good start by getting information together up front, saving you time later on. We will need to see original identification documents for all the sellers. It would also be useful if you could find copies of any planning permissions, building regulation approvals and other consents for works you might have had done to the property. We will need to see a copy of your most recent mortgage statement if you have a mortgage and we will send you a Fittings and Contents form and a Property Information Form to complete and return.

## What happens when?

Once we receive your instructions over the next 6 to 12 weeks the process is:



## Frequently asked questions

### Q. How long will it all take?

It takes an average of 6 to 12 weeks from the point you instruct us to the completion date. Things that can change this timescale are if you are in a chain or getting a mortgage for your next home and your lender has particular requirements or the parties' circumstances change.

### Q. How much will it cost me?

The cost will depend on whether you are selling and/or buying and the value of the property involved. However, we think it is very important that you know how much our service will cost at the outset so we provide you with a fixed fee quote and you will only pay the amount that is stated on it as we understand that buying and/or selling property can be an expensive time.

What's more, the quote will be itemised, so you can see exactly what you are paying for, including any disbursements.

### Q. What if the house I'm selling is a Leasehold?

If you have a leasehold property, gather together receipts for ground rent and service charges as well as buildings insurance details, accounts and any consents and correspondence from the Freeholder and/or the Management Company. This information will be useful when it comes to completing the Leasehold Information Form, which we will send you at the start of your sale.

### Q. What if I can't find any of my paperwork?

If you find you are missing any paperwork or didn't realise that you needed consent for work that you have had done, call us to discuss this before making any enquiries yourself. Depending on the information outstanding it might be possible to pay a one-off fee and obtain indemnity insurance instead which may save time and inconvenience.

### Q. How else can we help?

Moving home is a good time to think about making a Will or reviewing it if you already have one. To find out more speak to one of our team.

#### Alderley Edge Office

T: 01625 585 404

#### Knutsford Office

T: 01565 652 411

#### New Mills Office

T: 01663 743 344

#### Urmston Office

T: 0161 747 7321

#### Wilmslow Office

T: 01625 531 676

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