



Factsheet: Stopping your dream home becoming a nightmare

It can be difficult to work out how good your conveyancing lawyer will be until you are a significant way through the process. Unlike shopping for a new television, you cannot try a conveyancing lawyer out in store.

However, when property transactions involve such large sums of money, it pays to consider whether you are getting the best possible service - and not just receiving a budget service because you have paid a budget price.

Buying your dream home should be an enjoyable and exciting experience. That's why it is so important to ensure your conveyancing lawyer is able to deal with the matter professionally and accurately and is available to talk on a direct dial number when needed.

The following list of potential nightmare scenarios shows why it is so important to take the time to pick the right conveyancing professional for your dream home.

After all, how much will it affect your enjoyment of that home to find out:

- That bit of land on which your garage sits does not wholly belong to you but to your neighbour;
- The garage has never had planning permission and is subject to an Enforcement Notice;
- The basement does not have the correct means of access and can be closed down by the Local Authority if you do not carry out thousands of pounds of work;
- The site is contaminated - as the property was built on an old factory site - and the obligations for 'clean-up' lie with you, the home owner;
- You have no right of access to your parking bay/garage - unless you have a parachute;
- There are covenants which prevent the use of your lovely new home as a private dwelling;



Factsheet: Stopping your dream home becoming a nightmare

- There is an agricultural restriction on your beautiful new country home which prevents its occupation by anyone other than a farmer working the land;
- There is a debt remaining unpaid by the previous owner still registered against the property;
- That lovely view which persuaded you to buy the property in the first place is suddenly to be obscured by the erection of an industrial site which was clearly revealed on the planning charges register - if it had been properly inspected.

All too often, people spend more time and money on carpets and sofas than their choice of conveyancing provider. So much frustration and heartache can be caused when purchase procedures drag on for months rather than weeks and your legal adviser is suddenly nowhere to be seen or difficult to get hold of on the telephone.

At Alsters Kelley, we aim to ensure your property transaction will be completed speedily - without cutting corners - and that you are kept informed of progress at all times. After all, you want the legal side of your purchase to proceed quickly and smoothly to allow you to spend your time planning the decor for your new home!

If you need any further information about the matters in this fact sheet then please do get in touch.

CONTACT:

Linda Ball or any member of the team
Conveyancing Executive

Telephone Number: 0844 561 0100
Direct Dial: 0844 561 0221
Email: linda.ball@alsterskelley.com

If you need any further information about matters in this information sheet, please do not hesitate to contact us.