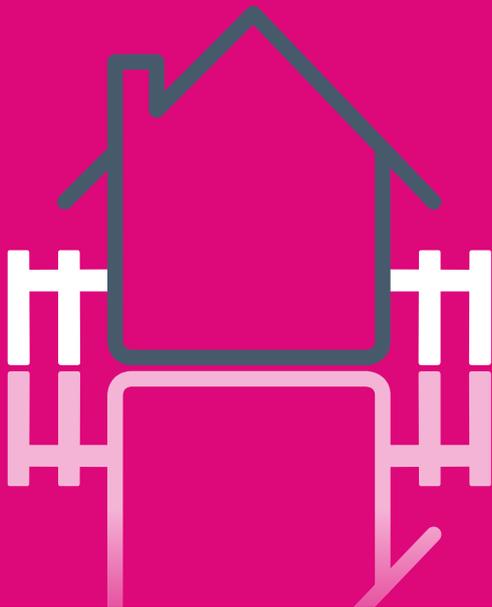


Residential Conveyancing

Helping you to a successful move



Our specialist and dedicated residential homes conveyancing team delivers a tailored service to meet your needs

Coffin Mew is proud to be recognised by the Law Society's Quality Practice mark, "Lexcel". We are highly regarded and seen as a leading firm.

Our Residential team consists of highly specialised and dedicated conveyancers. Our trusted team of experts place great importance in delivering a professional, friendly and accessible service to our clients.

We aim to:

- Achieve exchange of contracts within a reasonable time frame
- Proactively identify and resolve any issues which may affect the progress of your purchase/sale at the earliest opportunity
- Help you to navigate through the buying and selling process

Our best recommendation is from our existing clients, those who come back to us time and time again due to our client service excellence and tailored approach. Our upfront quotation ensures there are no hidden extras so you know from the outset exactly what you will be paying.



Very prompt replies with regular updates and a professional service at all times. I will recommend Coffin Mew to my friends and family."

Our service promise to you

Coffin Mew is accredited by the Law Society's Conveyancing Quality Scheme (CQS). This is an independent quality mark for law firms who undertake conveyancing.

The CQS scheme requires law firms to undergo strict assessment, training, audits and annual reviews in order to continue to inspire confidence in clients, lenders and the general public. The accreditation provides greater assurance to all clients that they have chosen the right firm to help them through the process of moving home.

Our experience

Our award winning residential conveyancing team has considerable experience in dealing with a full range of residential property transactions.

We will provide you with a full 'easy to understand' report on the contract documentation, tailored to your needs.

Access to our team

At Coffin Mew we project manage your transaction, providing you with a dedicated lawyer with a direct dial telephone number.

Working together

We work closely with your estate agent(s) to ensure your transaction moves quickly and smoothly, providing regular updates and information as we progress.

Moving quickly and meeting deadlines

We work hard to ensure your transaction is completed as soon as possible and within your desired timescales. We will communicate issues that may affect the transaction or cause delays for you.

Lenders

We will work with your lender during the course of the transaction. We are on all major lenders' panels and are highly regarded and are often 'recommended' suppliers by lenders.

Quality service

We put our clients first and deliver to a standard which is second to none. We aim to provide an efficient and cost effective service and one which you will be pleased to recommend.

Achieving A Successful Sale

Explaining the process involved in selling your property from making an offer to the exchange of contracts

“
Good communication, adaptable,
excellent at working to deadline.
Thank you for all your help.”



Working with Coffin Mew



We send you our welcome pack



You return your completed forms with the relevant ID and payments



We issue draft contract papers to the buyers' solicitors



The buyer's solicitors will apply for their searches and raise enquiries with us



We provide you with the enquiries for your comments and replies and contract for your signature



We return your comments/replies to the buyers' solicitors



Buyer's solicitors report to their client, send contract for signature and request deposit monies



Offer is accepted



Working with your lender



You provide details of your lender and mortgage account number



We obtain an initial redemption figure from your lender



We send you a copy of the initial redemption figure for your information



We deal with any questions you may have



We exchange contracts for you



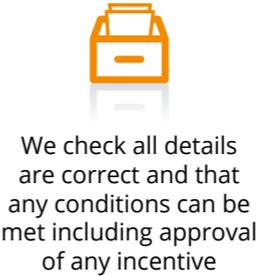
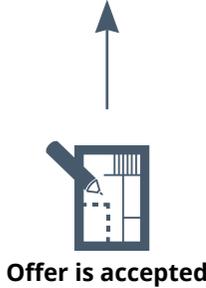
Achieving A Successful Purchase

Explaining the process involved in buying your property from making an offer to the exchange of contracts

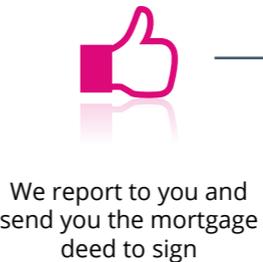
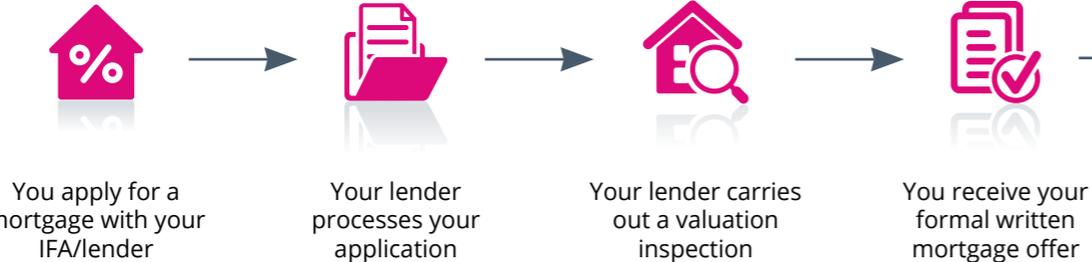
“ We found the whole process outstanding and we always felt we were dealing with honest, professional and caring individuals. Thank you.”



Working with Coffin Mew



We exchange contracts for you



Property Searches

During your purchase, we will carry out a full set of searches on your behalf (unless otherwise instructed). These include:



Local Search

This is a search of the council's records and relates to the property you are purchasing. This search will identify matters such as planning proposals, building regulation consents, road adoptions and tree preservation orders.



Environmental Search

This search provides essential site history and other environmental information for example risk of flooding or risk of subsidence. It also checks other environmental issues affecting the property such as radon gas or the risk of contamination.



Drainage Search

This search is lodged with the regional water company. The search identifies if the property is served by public sewers or mains water, are there water mains within the boundaries of the property and which water company is the supplier.



Chancel Repair Search

Chancel repair liability is where homeowners are responsible for repairs to local parish churches. As part of the search package we provide to you Chancel Indemnity Insurance which protects against financial loss suffered by you if a claim were to be made in this regard.

Property Surveys

As a buyer, it is advisable that you have a survey carried out on the property you are purchasing. You will need to arrange a survey as early as possible in the transaction and to receive the results of the survey before proceeding to an exchange of contracts (as you become legally bound to the transaction at this point and will no longer be able to re-negotiate the price or withdraw due to physical defects). A survey may reveal matters which require further investigation by us or by you.



Condition Report

This survey provides an overview of the condition of the property, highlighting areas of major concern, but without extensive detail. It is useful for fairly modern properties in good condition.



Building Survey

This is a comprehensive survey which provides a report of the condition of the property with a diagnostic of defects and repair and maintenance advice. This is typically used for older properties or properties that have been extensively altered or if major conversion work is being considered.



HomeBuyers Report

This type of survey is the most popular report for buyers and is most suitable for modern properties, or a standard older building in a reasonable condition. The results will give advice on defects that may affect the value of the property, along with recommendations for repairs and ongoing maintenance.



Lender's Valuation

surveys are not to be mistaken with lenders' valuations which are used by them to determine the value of the property and are used by lenders as part of their lending decision.



Good communication, adaptable, excellent at working to deadline. Thank you for all your help and assistance during a very busy period of my life.”

“Made my life easy. As a first time buyer told me what to do, in an informative and polite manner. Thank you.”

“You were always available to help with any questions - in particular when there was sudden pressure to exchange contracts at very short notice.”

Working for you

Brighton

11 Prince Albert Street
Brighton BN1 1HE
01273 069 999
brighton@coffinmew.co.uk

Gosport

60 Stoke Road
Gosport PO12 1PA
023 9252 3111
gosport@coffinmew.co.uk

Newbury

Radnor House, 28 Bartholomew Street
Newbury RG14 5EU
01635 521 212
newbury@coffinmew.co.uk

Portsmouth

1000 Lakeside North Harbour
Western Road, Portsmouth
PO6 3EN
023 9238 8021
portsmouth@coffinmew.co.uk

Southampton

3rd Floor, Cumberland House
15-17 Cumberland Place, Southampton
SO15 2BG
023 8033 4661
southampton@coffinmew.co.uk

Wantage

Brooklands
48 Newbury Street
Wantage OX12 8DF
01235 771234
wantage@coffinmew.co.uk

