

# Harland & Co

## SOLICITORS

### Moving house doesn't have to be one of the most stressful events in your life...

We know that there's a lot to arrange when you move house but we can make the legal side of things as smooth as possible. Whether you are buying or selling your home, Harland & Co.'s experienced property team can help. Our advisors are friendly and approachable and our aim is to keep you as fully informed as possible at each stage of the process.

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#### How much will it cost?

Before deciding whether or not to instruct us we will provide you with a detailed estimate of the costs involved. This will include our legal fees, VAT and any disbursements such as search fees and Land Registry fees.

There are no hidden extras such as fees for submitting your Stamp Duty Land Tax return or advising you in relation to any insurance policies which might be necessary and we would only review the quotation in very exceptional circumstances.

#### Who will be acting for me?

A qualified solicitor or licensed conveyancer will act for you from start to finish of your transaction.

We work as a close team which means that there will always be someone looking after your case should the individual solicitor or licensed conveyancer be away from the office.

#### What happens if my sale or purchase doesn't complete?

We know that it is disappointing when a sale or purchase transaction falls through and that you will be concerned about wasted expenses.

We do need to charge for services we have provided even if your transaction doesn't complete, however we always try to be fair and understanding and will discuss any charges with you.

#### When do I need to instruct a solicitor?

When you have had an offer accepted the estate agent will ask for your solicitor's details.

We are always available to talk to you before your property goes on the market or before an offer has been accepted if you have any concerns or questions about how the process works.

#### Do you have any further information about the sale and purchase process?

Please contact us using the details below for a basic guide about the sale and purchase procedure.

#### Contact

If you would like to discuss any aspect of buying or selling a property please contact one of our team either by phone on 01904 655 555 or by email.

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