

GUIDE TO COMPARING CONVEYANCERS

National market research has established that clients requiring a Conveyancing service regard the following criteria as being of crucial importance to them

- Communication
- Cost
- Expertise
- Speed

Are YOU giving proper Consideration to all these factors in considering who to appoint in respect of this important financial transaction?

Communications from Russell & Russell –

- Face to Face meetings if you prefer
- Easy to converse with – using words you understand not legal jargon
- Direct Dial telephone lines – avoid painful automated systems where you cannot speak to a human being
- Direct Fax – avoid the post where possible
- E-Mail – all our staff have their own email address
- SMS Text Messaging to your mobile
- Copies of documents of interest and full written property purchase report
- On-line case tracking – you can follow the progress of your transaction 24:7 on a web site – this is an additional service that we can supply if it is of interest to you

Expertise from Russell & Russell

- Partners who have conducted residential conveyances for over twenty years
- Qualified Solicitors and Licensed Conveyancers
- Support Staff trained to meet your needs
- All are specialists committed to conveyancing – you will not have to wait for your conveyancer to come back to the office from divorce court or be interrupted whilst he takes an urgent call from a police station

Cost from Russell & Russell

We provide a quality Conveyancing service at a competitive package – please ensure that you are comparing like with like as the method of delivery and presentation of costs differs between firms. The total cost is a good guide to this but is not the only factor to consider carefully –

- Are you being offered a “**No Sale No Fee**” service – because that is what we are offering you – if your transaction does not proceed we will not charge you a fee for our time, you only have to pay for any searches that you have asked us to carry out
- All conveyancers obviously charge a fee for their services but the fee may be split between items such as acting for you, acting for your lender, investigating leasehold ownership, completing Stamp Duty Land Transaction return, postages, faxes, sundries – ALL the components of our fees are at a fixed specified cost so when considering other conveyancers fees you should make sure there are no hidden “extras” that will increase their costs
- Searches – we include in our estimate the cost of all the searches we feel are important for you. However some other conveyancers do not recommend all the searches that should be carried out – they save their own time and also lower their total costs but at what true cost to you? Drainage and Environmental are often disregarded – however surely you would prefer to know if a main feeder main runs through the land or even under the house that you are buying!!!
- We obtain mining searches on-line direct from the coal authority at the lowest price
- Bank transfer fee – the fee we charge reflects the fact that we have purchased the software and committed the manpower to sending and receiving our own bank transfers – we are not dependant on our banks resources so delays are avoided
- Stamp Duty – if the purchase price you are paying is between £120000 and £150000 all we need is the postcode to carry out an online check to see if the property is exempt from stamp duty

Speed from Russell & Russell – We recognise that individual clients requirements can differ in that respect – you may want a transaction expedited or you may want to slow it down. We will endeavour to help you achieve your required timescale wherever possible. Corners can be cut to save time but without risk using

- Land Registry Direct – provides on-line access to ownership and documents without having to wait for the title deeds – this allows us to get a head start on your behalf in issuing a contract if you are selling or requesting searches with a plan if you are buying
- Personal search agents – We commission some searches through Personal Search Agents as this is the quickest and most cost effective way of obtaining searches. The results of the searches are then sent to us electronically without having to be sent through the post – compare this with the Government service used by some conveyancers known as the National Land Information Service which is slower and involves payment of a premium to ENLIS
- We can arrange Title Insurance on-line to cover title defects – instant solution and competitive premiums
- We use search insurance for re-mortgages (lender permitting) – avoids delay and cheaper than searches
- Workloads – we have a large Conveyancing department so we are able to adjust workloads to ensure that all our staff are able to manage their cases without delay. Our staff resources enable us to deal with staff holidays and sickness without disruption to our clients – smaller firms often struggle with such issues resulting in delays with client matters

CHOOSE A QUALITY SERVICE FROM A QUALITY FIRM OF SOLICITORS



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