



## Conveyancing Guide for Sellers and Buyers across Wales and England

Welcome to West Wales Properties, the leading independent estate agent in the area. Our team is dedicated to providing you with a smooth and efficient conveyancing experience. Below is a brief guide to help you understand the process:

### 1. What is Conveyancing?

Conveyancing is the legal process of transferring property ownership from one party to another. It involves various legal and administrative tasks to ensure a successful property transaction.

### 2. Who Conducts Conveyancing?

Conveyancing is typically carried out by a qualified solicitor or licensed conveyancer. These professionals are experts in property transactions and ensure all legal aspects are handled correctly.

### 3. How Long Does it Take?

The conveyancing process usually takes between 8 to 12 weeks from the acceptance of an offer to completion. However, delays can occur due to various factors.

### 4. Cost of Conveyancing

Conveyancing costs include legal fees and disbursements (searches and checks). Legal fees typically range from £800 to £1,500, while disbursements vary based on property type and location. [Click this link for free no-obligation quotes from award-winning solicitors instantly!](#)

### 5. Anti-Money Laundering Checks

As part of the process, solicitors must conduct anti-money laundering checks to verify the legitimacy of funds used in the property purchase.

### 6. What Sellers Need to Do

Complete necessary paperwork, including the Property Information Questionnaire and Fittings and Contents form. Provide relevant certificates, warranties, and records of building works or insurance claims.

### 7. What Buyers Need to Do

Gather required documents and information promptly. Arrange finances and have mortgage approval ready. Schedule a property survey to identify any issues.

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### 8. Conveyancing Process

Solicitor receives the contract and supporting documents from the seller. Legal searches are conducted to gather information about the property and its surroundings. Contracts are signed. Contracts are exchanged, making the transaction legally binding. Completion day arrives, and the buyer receives the keys.

### 9. Final Tasks

Stamp duty is paid by the solicitor on behalf of the buyer. Legal documents are sent to the Land Registry. Title deeds are sent to the mortgage lender.

### 10. Smoove Conveyancing

For a hassle-free conveyancing experience, use our trusted DigitalMove platform to connect with award-winning conveyancers. This will give you access to transparent and efficient quoting and milestone tracking, making the process smooth and stress-free.

*Looking To Move?*

Compare **fully transparent** quotes from benchmarked award winning solicitors instantly!

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West Wales Properties is committed to providing you with excellent service and expert support throughout your property transaction. Feel free to reach out to our team if you have any questions or need assistance.

Happy moving!