



Solicitor or conveyancer guide

Buying or selling a home involves legal work known as conveyancing.

A solicitor or licensed conveyancer will handle this process, so it's important to choose the right one.



Your solicitor or conveyancer will:

- Handle contracts and give legal advice
- Carry out local authority searches
- Deal with the Land Registry
- Manage transfer of funds

You'll need to appoint one in Step 2

(see Steps to Buy)

Find the right one

- Ask friends or family for recommendations
- Get referrals from your lender, mortgage broker or IFA
- Search local firms or use directories like:
 - Law Society NI
<https://lawsoc-ni.org>
 - VouchedFor Northern Ireland
<https://www.vouchedfor.co.uk/IFA-financial-advisor-mortgage/belfast>
 - Openwork Partnership
<https://www.theopenworkpartnership.com/adviser-search/northern-ireland/>
 - Law Society UK
<https://www.lawsociety.org.uk>
 - Council for Licensed Conveyancers
<https://www.clc-uk.org>

Tip: Always compare from any recommendations or finds in your research to find the best fit.

Things to ask:

- Are they approved by your mortgage lender?
- Are they experienced in new homes?
- Are they members of a professional body?
- What's their complaints procedure?

Also check:

- Location: local firms can be convenient for dropping off documents.
- Availability: ask if they'll be around when you need them.
- Communication: can you track progress, and how will you stay in touch?

Tip: Online firms may be cheaper but may offer less personal service—consider what matters most to you.

Costs

Conveyancing usually costs £800–£2,000 depending on complexity and property value.

Ask for at least three different quotes, and make sure they include:

- Legal fees (can be fixed, hourly, or % of property price)
- Disbursements (third-party costs like searches)
- VAT (20%)
- Stamp Duty (properties over £425,000)
- Land Registry fees
- Bank transfers, postage, and courier fees

Some extra charges may apply for:

- Co-ownership
- Urgent or complex cases

Summary

- Get multiple quotes
- Compare service, experience, and availability—not just cost
- Choose someone you feel comfortable with
- Confirm all costs and timelines upfront



Visit: haganhomes.co.uk

Contact: **028 9334 2234**

Book a viewing

