Wykeham & Co

How We Help You Buy Your Home

Buying a home is a big decision. Especially if it's your first! Our job is to make the legal side feel as clear and straightforward as possible. Here's what the process looks like in simple terms.

1. Getting started and identity checks

Before anything else, we'll need to confirm your identity, even if you've already done this with your estate agent or mortgage lender. This is quick and secure through our online portal.

2. Receiving and reviewing the contract pack

Once the seller's solicitor sends us the contract pack, we'll review:

- The draft contract
- The title documents
- The property forms completed by the seller, including:
    - TA6 Property Information Form
    - TA10 Fittings and Contents Form
    - TA7 Leasehold Information Form (if applicable)

If the property has service charges, we may also receive a Management Pack, which helps us understand how the building or estate is managed and what charges you can expect.

3. Ordering your searches

Next, we'll order your searches, which should uncover anything that might affect the property or your future plans. These may include:

- **Local authority searches**: planning history, restrictions, nearby proposals
- **Water and drainage searches**: drainage lines, public sewers, future building implications
- **Environmental searches**: flood risk, contamination, landfill sites, radon levels
- **Location-specific searches**: for example, mining searches in areas like Bristol

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4. Raising enquiries and preparing your report

Once we've reviewed the contract pack and search results, we'll raise any queries with the seller's solicitor.

When all enquiries have been satisfied, we'll prepare your full report on the property, which summarises:

- Key information from the forms
- The legal title
- Search findings
- Your mortgage conditions, if you're using a lender

We'll also arrange for you to sign the contract ready for exchange.

5. Exchange of contracts

When everyone is happy and ready to proceed, you'll pay your deposit (normally 10 per cent).

Exchange makes the purchase legally binding. The contract will stipulate the date for the completion of your purchase.

6. Between exchange and completion

In the lead-up to completion, we'll:

- Carry out a final Land Registry check
- Complete bankruptcy searches (a lender requirement)
- Send a Certificate of Title to your mortgage lender
- Request your mortgage funds
- Send you a Completion Statement setting out any balance due

We'll keep you fully updated so you know exactly what to expect on moving day.

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7. Completion day

Once your lender's funds and any remaining balance from you have arrived, we'll send the purchase monies to the seller's solicitor.

As soon as they confirm receipt, the keys can be released via the estate agent, and we'll let you know the moment you officially own your new home.

8. After completion

After completion, we'll take care of the final legal steps:

- Pay any Stamp Duty Land Tax due
- Register the property in your name with HM Land Registry (this can take a few months depending on their timescales)
- Send your final documents once registration is complete