

Buying Or Selling A Property – The Vital Role Of A Solicitor

 Janine Heil

In recent years, changes in legislation have resulted in an increase in the amount of information and paperwork which buyers and sellers are obliged to hand over to their solicitors, following their appointment.

Moving home or investing in property is exciting, and with careful preparation, the client can assist their solicitor in making the property transaction as slick and as stress-free as possible.

Any potential client, whether buyer or seller, might like to consider the following:

- Choose and instruct a solicitor as soon as possible.
- If you are selling, gather together all documentation relating to your

home, including any work you have done to it. Make sure it is in order with your solicitor before you have a definite buyer, so that a contract package can be issued without delay.

- If you are buying, make sure you can demonstrate where your purchase funds are coming from because your solicitor must comply with legislation concerning money laundering and mortgage fraud and must maintain an ongoing process of due diligence (do not take it personally, it is just an unavoidable process).
- That ongoing duty of due diligence also requires you to prove your identity to your solicitor, irrespective of whether you are buying or selling. Be prepared for some potentially probing enquiries!



**Janine Heil, Partner,
Leigh Duncan Solicitors**

Janine qualified as a solicitor in 2004 and set up Leigh Duncan in 2016 with her husband Ingmar. She has been acting in the sale and purchase of property for over 13 years, the last 8 of those have been based in Beaconsfield. If you have any questions, feel free to pop in and speak to Janine, Ingmar or any of the friendly team next time you are passing.



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