



Understanding Conveyancing - Common myths explored

Conveyancing is the legal process of transferring ownership of property from one party to another. The process is complex and typically involves a lot of paperwork and legal requirements. Unfortunately, there are many myths about conveyancing in the UK that can cause confusion and lead to misunderstandings. Here are some common myths and the facts behind them:

Myth #1: My estate agent told me I can complete within a month if there is no onward chain

Fact: The timescale it takes to complete your transaction can be based on a number of different factors, relating to your mortgage, searches, property enquiries and other miscellaneous elements once the investigation process has begun. The timescale is not purely dependent on who is selling to you and whether they have an onward chain or not.

Myth #2: I don't need searches if I'm buying in cash

Fact: There is some truth in this. If you aren't taking out a mortgage, there is no requirement to undertake full property searches. However, we would always recommend that a buyer does undertake full searches to be aware of as much about the property as they can be. Searches can reveal all kinds of important, interesting and sometimes otherwise hidden information about a property.

Myth #3: Historic covenants can't be enforced

Fact: This is a grey area. Whilst some recent case law suggests that a judge may not uphold adherence to historic covenants, this is not guaranteed and best practice is always to abide by the same. Usually, covenants have been requested to be included in title registers for a good reason – to maintain practicality or to keep a certain aesthetic for the property or land.

Myth #4: You only need a conveyancer if you're buying or selling a property

Fact: While conveyancing is most commonly associated with buying and selling properties, there are other situations where a conveyancer may be required. For example, if you are remortgaging your property, transferring ownership to a family member, or extending your lease, you may need the services of a conveyancer.

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Myth #5: Conveyancing is expensive

Fact: While conveyancing fees vary depending on the complexity of the transaction, they are generally not excessive. Using a conveyancer can often save you money in the long run by ensuring that the transaction is carried out smoothly and without any legal issues. It's important to get a quote from a conveyancer upfront to avoid any unexpected costs, and if your estate agent recommends a conveyancer always check if they're getting a fee for the referral or if they genuinely recommend their service.

Conveyancing in the UK is a complex process that requires the expertise of a professional conveyancer. It's important to separate fact from fiction and seek the advice of a qualified conveyancer to ensure that your transaction is carried out smoothly and without any legal issues.

How can we help?

We've helped generations of clients buy and sell their homes and are proud of our unrivalled reputation of excellence.

Our award winning residential conveyancing service is provided from both our Thame and Princes Risborough offices, helping clients buy and sell their homes in Oxfordshire, Buckinghamshire and across the UK. So whether it's your first home, new home or retirement home you'll be in safe hands.

At both our Thame office and Princes Risborough office, you will have a dedicated, experienced and qualified Conveyancer or Solicitor acting on your behalf from day one until the day of completion.

Your Residential Conveyancing Team



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