



Preparing your property for sale Summer 2009

There are times when it can make sense to contact your conveyancing solicitor when you decide to put your property on the market, rather than when you have found a buyer. If you want your sale to be as quick and painless as possible, it is worth the solicitor preparing a “gold-plated” Home Information Pack. The standard pack fails to deliver in many respects (which is one of the reasons they are so unpopular) and does not contain key documents such as an environmental search, chancel repairs search, Land Registry filed documents and copies of planning permissions and building regulations approvals, to name just some of the missing ingredients.

Whilst it is true that a number of these documents can be obtained quickly, others may take longer. If alterations have been carried out to your property within, say, the last 15 years, it is a good idea to get your solicitor to obtain copies of all the appropriate consents well in advance of finding a buyer. One of the biggest causes of delay in conveyancing transactions is the time it takes to get copies of consents from local authorities.

If your property is a flat, have you made any changes? Did you get consent from your landlord for that new partition wall or the wood flooring you installed in the living room? If, half way through your sale, you found you needed retrospective consent from your landlord, the delay could kill your deal completely.



David Briffa, Child & Child

Partner specialising in residential sales and purchases, leasehold enfranchisement and transacting agricultural land.
Direct Dial: 020 7316 5031 Email: davidbriffa@childandchild.co.uk
79 Knightsbridge London SW1X 7RB

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Note:

This article is for general guidance only and specific legal advice should be obtained in each case.