

MERCERS
SOLICITORS

The Conveyancing Process.

Buying your new build home.

Thank you for instructing Mercers to act for you and congratulations on your purchase! You may not be overly familiar with the process of purchasing a property and we have therefore broken down the key stages of your transaction to give you an idea of what to expect.

Reservation

Instructions

Draft Contract

Report

Mortgage

Exchange

Completion

Our Conveyancing Team.

Henley-on-Thames.

Our friendly and professional conveyancing team is here to take the burden from you. We pride ourselves in dealing with your property transaction as efficiently as possible.

New build conveyancing is known to be fast paced and often complicated, but our years of experience in the local and national market mean that we are more than ready to support you through the process and make the legal side of your purchase as simple as we can.



Ruth McKenzie

Ruth is a Partner at Mercers, a Chartered Legal Executive and Licensed Conveyancer in our Residential Property department, which she heads up.



Daniel Renshaw

Daniel has recently joined Mercers Residential Property team after working as a Senior Conveyancer in a high street law Firm in Reading for 12 years.



Charlotte Scott

Charlotte is a highly experienced Paralegal with a wealth of experience in a wide range of transactions, particularly in the new build sector.

Reservation:

You will agree terms to purchase your new home with the developer and be asked to engage a legal professional to represent you. Typically, you are given 42 days to reach exchange from reservation, so time is of the essence!

Instructions:

Instruct Mercers Solicitors to act on your behalf to purchase your new property. We will send you instruction forms to fill out and ask that you pay money on account and complete an online I.D. check and provide us with details about the source of your funds.

Draft Contract:

The developer's solicitors will issue us with draft contract papers relating to your property and the development generally. We will investigate the legal Title and put in hand the usual property searches.

Report:

We will report to you with the contract documents. The report is a guide, taking you through the documents enclosed and highlighting any areas requiring your attention. You will be asked to sign documents and transfer the exchange deposit in anticipation of exchange.

Mortgage:

If obtaining a mortgage, your lender will issue us with a copy of your mortgage offer. In some cases there are conditions attached that we must satisfy before we can exchange. This can take a few weeks to be issued so you should engage a mortgage broker early in the process.

Exchange:

Exchange is the point when the transaction becomes legally binding upon you and the developer. Once contracts have been exchanged, you are legally committed to purchase. The exchange deposit is paid to the developer on exchange as part payment of the purchase price.

Completion:

Completion is the day we pay all remaining monies due to the developer and you will be able to collect the keys for your new home! We will call you on the day to give you the good news.

Our Story.

Mercers are one of the oldest law firms in the Thames Valley, having been established in Henley-on-Thames in 1827. Ever since then our client-focused approach has been helping individuals and businesses to meet their legal goals.