

The Conveyancing Process.

Purchasing your property.

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.

Instructions

Papers

Searches

Enquiries

Mortgage & Surveys

Report

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.

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. We work collaboratively with you, agents and other solicitors.



Ruth McKenzie

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



Lynne Owen

Lynne is an Associate Solicitor in our Residential Property department and specialises in all aspects of freehold and leasehold matters.



Samantha Griggs

Sam has worked in local solicitors offices for over 25 years. Having decided on a new challenge, Sam qualified as a Licensed Conveyancer in 2019.



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.

Instructions:

Instruct Mercers Solicitors to act on your behalf to purchase your new property.

Papers:

The estate agent issues a Memorandum of Sale and the seller's solicitors issue the contracts to us to review.

Searches:

We will raise all the required searches with the relevant authorities and review these on your behalf.

Enquiries:

We will investigate the legal title, review the seller's completed forms and raise necessary enquiries with the seller's solicitors.

Mortgage & Survey:

If obtaining a mortgage, your lender will complete a valuation and issue us with the mortgage offer. You may wish to carry out a property structural survey.

Report:

Once searches have been received and enquiries satisfied, we will report to you on our findings, send you the contract paperwork to sign, and request the exchange deposit.

Exchange:

Once contracts have been exchanged, you are legally committed to purchase the property and the agreed completion date will be fixed. The exchange deposit is paid to the seller's solicitors.

Completion:

This is the day you will be able to collect the keys to your new property. When you arrive it is advisable to read all the meters. We will make the application to the Land Registry to register your ownership.

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.

We specialise in Private Client work including Wills, Probate and Inheritance disputes, Residential Property and Litigation.