

What about searches?

We recommend a number of searches to find out as much independent information as possible about the property you are buying.

These include compliance with planning and building control, water supply and drainage, flood and environmental risk, chancel repair and a planning search of the surrounding area. If you are having a mortgage most of these will be compulsory.

Peace of mind

Sometimes transactions do not proceed and we charge a proportion of our quoted fee depending on how far the matter has reached. This could be as much as two thirds of our fee. By paying a small additional fee when you instruct us, if your sale or purchase does not proceed following an adverse survey or the buyer or seller withdrawing for any reason then you will have nothing further to pay.



Please contact us if you would like to know more about our services, our fees or to make an appointment.

We offer a free half-hour consultation at the beginning of any service that we provide.

Where it is not possible for you to attend our office in normal working hours we will offer evening and weekend appointments.

Where it is not possible for you to attend our office we will visit you at home (on the Island) at no extra charge.

Tel: 01983 533938

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Residential Conveyancing

Reasons to use Wheeler's Solicitors

- ✓ Over 50 years combined legal experience
- ✓ Reputation for high quality, tailored care
- ✓ Clear communication and charges

Professional service with a friendly face

Residential Conveyancing...

Buying a house is always the beginning of something new, often something exciting.

As a local firm, rooted in the Isle of Wight Community we are well placed to support you through the conveyancing process, making your experience a good one; one that you'll remember for all the right reasons.

What we do...

You are our client and we will always act in your best interests and provide you with our best advice.

We cannot guarantee that you won't feel a little tense at times; the legal process of buying and selling property is fraught with potential uncertainties and delays. But what we can guarantee is that, with us, you will feel supported, informed and confident. We'll work our socks off to get the legal checks completed, the finances arranged, contracts exchanged, and the keys in your hand. We'll answer our phones when you call. We'll tell you there's no such thing as a silly question – and we'll mean it.

This is conveyancing done properly and it's what we do day in, day out for our clients.

Here for you...

We are on the High Street; we are accessible; you can drop in and see us, call or email us.

Get in touch...

If you would like to discuss the conveyancing process with us and obtain a quote for your own sale and / or purchase, or make an appointment, please contact us. Our details can be found on the back of this brochure.

It's Your Home

We recognise that buying a property is likely to be one of the biggest commitments of your life. You are going to invest a lot of time and money in turning the property you buy into your home. We take great care to ensure that the legal title is properly checked and all necessary searches carried out so you have no nasty surprises after you have bought.

“Our first experience of buying a house was made less stressful by Jake's willingness to answer any questions we had.”

Mr and Miss Nelson

It's Your Money

We know that criminals are always on the lookout for ways to steal your money. The National Press often contains stories of house buyers' money ending up in the wrong hands. We constantly monitor our security systems to ensure that your money and your confidential information are secure throughout the conveyancing process. You can be re-assured that we also carry £3,000,000 of indemnity insurance if the worst were ever to happen.

Transparent Conveyancing Fees

We provide transparent pricing and will always quote you honestly. A quote for conveyancing is made up of three parts; the legal fee (our charge for doing the work), VAT, and disbursements (expenses incurred on your behalf, such as search fees).

Fees will only ever change if something comes to light during the conveyancing process which was unforeseen at the time the quote was given. We will always contact you before incurring additional expenses on your behalf.

Wherever You Are

Subject to being satisfied with your identity (to comply with money laundering regulations) we can act for you wherever you are based and for the sale or purchase of a property anywhere in England and Wales. We can deal with all matters by post, email, fax and telephone – although we look forward to meeting you in person.

Your immediate questions answered...

How long will it take?

This depends on several factors. One of the main factors is how long the chain of related transactions is as there is more opportunity for a problem to arise in the chain.

A straight forward transaction with no major problems should complete in 5 to 7 weeks. However, many transactions are completed more quickly than this when circumstances allow.

Contact us to discuss your transaction and we will give you an idea of a timescale and tell you honestly if we think your timescale is achievable.

