

**Buying and selling
your new home
with Brachers**



“ Always helpful and incredibly efficient -
excellent service. ”

“ I feel the work you have done on our
house sale and purchase can only be
described as exemplary as I know it
did not come without problems. ”

“ Outstanding service. Very thorough,
efficient and kept me up to date promptly. ”

Please contact the team today on 01622 690691
for a bespoke quote to suit your specific needs.

Kate Baigent
Head of Residential Property
01622 690691



Let Brachers help you buy your new home

Based in Maidstone, our property lawyers have a wealth of knowledge of the property market in the South East.

We work to the highest standards that our profession rightly demands to protect you from any unforeseen pitfalls and consequences and we help you through the modern maze of conveyancing to ensure that your priorities are understood and acted upon. Whether you are a first time buyer, property investor, land owner or simply want to move house, we offer efficient and cost effective legal advice every step of the way.

Your priorities are important to us and are kept at the forefront to ensure that your goals are achieved.

Our fees are transparent and we will avoid any hidden surprises by providing as much information to you at every stage of the transaction. So that you may budget for your purchase, we have included a comprehensive list of our fees

together with a conveyancing flowchart to help you understand the different stages of the transaction up to the point of completion.

Our team work closely with our property development, planning, environment and construction teams to deliver an outstanding level of expertise to our clients. Our experienced estate planning team are also available to assist you with planning for your future.

We are members of the Law Society Conveyancing Quality Scheme – the mark of excellence for the home buying process – you can be assured that we meet the highest standards of technical service and expertise.

If you have a related sale or wish to discuss any other property matters, then we would be delighted to assist you and please feel free to contact us.

Meet the team



Kate Baigent
Head of Residential Property

01622 776412
katebaigent@brachers.co.uk

Kate has a wealth of experience in property matters and has led the highly regarded Residential Property team at Brachers for many years. Under Kate's leadership Brachers was one of the earliest firms in the country to gain the Law Society Conveyancing Quality Scheme accreditation.



Sara Smith
Associate

01622 680401
sarasmith@brachers.co.uk

Sara specialises in residential property, from the sale and purchase of both freehold and leasehold properties, to assisting clients with re-mortgage and transfer of equity needs.



Alison Holmes
Chartered Legal Executive

01622 776424
alisonholmes@brachers.co.uk

Alison is a Chartered Legal Executive specialising in residential conveyancing. Alison is particularly experienced in handling new plots both for developers and buyers.



Kate Hawken
Associate of CILEX

01622 776408
katehawken@brachers.co.uk

Kate is an Associate of the Chartered Institute of Legal Executives and a member of the Association of Leasehold Enfranchisement Practitioners, experienced in all aspects of residential conveyancing and specialises in leasehold properties.



Tim Gymer
Legal Executive

01622 776513
timgymer@brachers.co.uk

Tim has practised law mainly in Maidstone for nearly 40 years, dealing with all types of residential conveyancing. During this time Tim has received many testimonials expressing appreciation and thanks for his professionalism, thoughtfulness and humour dealing with house conveyancing which is thought to be one of the most stressful experiences of life.



Paula Savage
Conveyancing Executive

01622 776462
paulasavage@brachers.co.uk

Paula is an experienced conveyancer and has worked locally for over 20 years. She is held in high regard with both clients and agents for the care and personal attention she gives to her work.



Clare Waters
Completions Assistant

01622 690691
clarewaters@brachers.co.uk

Clare has been in the Residential Property team at Brachers for many years supporting the team. Clare thrives on taking the stresses and strains of completion day away from our clients.

Conveyancing process

Buyer

Instruct solicitors who will request ID and proof of address from you. You may also be required to pay money on account for disbursements.



Your solicitor will request draft contract documentation and apply for searches.

Contracts will be approved and any enquiries will be raised.

Replies to enquiries and search results will be received. If any further points require clarification, your solicitor will raise any additional enquiries.

Your mortgage offer will be received and any special

Seller

Instruct solicitors who will request ID and proof of address from you. You may also be required to pay money on account for disbursements.

Fill in property information forms together with a list of fittings and contents.

Your solicitor will send title information and draft contracts to the buyers' solicitor.

Any enquiries raised by the buyers will be dealt with accordingly.



conditions dealt with.

A report on title will be sent to you with the contract and all associated documentation to sign. Any other queries you have should be raised. Your deposit will be requested at this stage.

Signed contracts and deposit monies should be returned to your solicitor who will then liaise with the Sellers regarding exchange and completion.

Exchange of contracts - Whereby the deal and completion date is legally binding.

Your solicitor will request the drawdown of funds from your lender and any balance to complete will be requested from you.

The Transfer deed will be approved and sent to all parties to sign and return prior to completion.

Your solicitor will carry out final searches of the land registry and bankruptcy search and will ensure these are clear.

Completion day - Monies are received by the Sellers' solicitor upon which keys are released to the buyer.

Once the contract has been approved, you will be sent this to sign and return.

Your solicitor will request a redemption statement from your lender (if applicable) together with the agents' commission account.

The Transfer deed will be approved and sent to all parties to sign and return prior to completion.

Our services

Court of Protection
Dispute Resolution
Employment Advice
Family & Divorce
Wills, Trusts & Probate Disputes
Industrial Disease
Personal Injury
Powers of Attorney
Probate & Estate Administration
Residential Property, Farms & Estates
Tax Planning
Trusts
Wills

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