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–Let’s talk about

New Homes

New Homes are a dedicated team with expertise in residential development. We act for many household name developers in the sale of their new homes. We also utilise our new homes experience in acting for the buyers of new homes.

We are structured with a department head, team leader, conveyancing assistants, admin and case management staff.

When acting for developers we are involved in the individual developments from before the launch of the site until the handover of any management companies to residents. We discuss the intricacies of the site with the developer and then proceed to ‘set up’ the site. This involves pulling together all legal and other documentation relating to the site and drafting contracts, transfers and leases for the sales of the new homes.

The Department endeavours to cover every aspect of the development in the initial Information Packs sent out to buyers. The aim of this is to reduce the number of enquiries from the buyer’s solicitors to a bare minimum so that exchange is reached as soon as possible and within the Developer’s exchange deadlines.

When we act for the buyers of the new homes we analyse the documentation coming from the developer’s solicitors and raise any enquiries at the outset. We aim to carry out a site visit. This enables us to provide a full and effective service for buyers thereby enabling exchange deadlines to be met.

The Department operates a case management system called Visual Files. This ensures that the workflow is managed effectively and efficiently.

Finally we prepare HIPs for the New Homes which are available to view online.

We are a cohesive team who work together to achieve clients’ needs.

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