

Rowlinsons

SOLICITORS



Your guide to buying a new build home

For further information please contact Rowlinsons on 01928 735 333
Alternatively, please e-mail info@rowlinsons.co.uk



We will provide you with:

A dedicated and experienced conveyancer with specialist knowledge.

We believe that all our clients deserve great customer service. That is why you will deal with one individual who will remain allocated to your transaction from beginning to end.

Easy access and no call centres.

With direct dial telephone numbers and direct email access, a conveyancer is always on hand to deal with your enquiries. We are also open on Saturday mornings and until 7pm on Tuesdays and Thursdays.

A same day response.

As moving house is a worrying time, we reply to every telephone call and email the same working day that it is received from you.

Fixed price guarantee.

No charging by the hour or letter. You will know in advance how much everything will cost including the searches.

A free second Local Search.

If your first purchase does not complete then we are able to provide you with a Local Search on a second property for free! Depending on where you are purchasing this can be worth as much as £100.00.

Plain language.

We will avoid using legal jargon and will communicate with you in a way that meets your individual requirements e.g. email, telephone, text message etc.

Legal advice with service quality guaranteed.

We are proud to have achieved both the Lexcel and Conveyancing Quality Scheme Accreditations. These Law Society accreditations are only awarded to solicitors who meet the highest management and customer care standards. In addition we are past winners of the Best UK Conveyancer Award at the Sunday Times Estate Agency of the Year Awards and North West Conveyancing Firm of the Year at the LFS Conveyancing Awards.

Access to Rowlinsons other legal experts.

We are not only conveyancers, we are a law firm. Whatever related matters arise during the course of your transaction, we have solicitors in house who specialise in other areas of law and can assist.

Congratulations on Reserving Your New Home!

Finding a new house is an exciting time, whether you may be moving into your first home, moving up the housing ladder or buying your dream property. Our specialist New Build Team manage transactions involving new homes together with any related sale, supporting you every step of the way.

We want to ensure you can move in and start enjoying your new home as quickly as possible. Having made your reservation you now need to appoint a conveyancer immediately to ensure that you meet your deadline to exchange contracts and retain any incentives which you may have been offered, this is where we can assist. Rowlinsons Solicitors is an independent business and its Property Team is led by conveyancing specialists. Our New Build Team in particular only deal with new homes together with any related sale.

Help for for all including First Time Buyers

If you are looking for a property for the first time it can be a daunting process. At Rowlinsons we can support you every step of the way and make it as stress-free as possible. Whatever your circumstances and whatever the property, it is a relief to have one of the most experienced firms of conveyancing solicitors on your side.

Watch our Conveyancing Videos

To make things even simpler for you we have put together two short videos which explain the conveyancing process so you know exactly what to expect. Visit our website at www.rowlinsons.co.uk.



Why Use Rowlinsons?

Rowlinsons have an award-winning team of skilled property lawyers who can help you whether you are a **first-time buyer** or have **moved home several times**. Our New Build Team has many years' experience and knowledge in dealing with new build properties and expertise implementing all forms of schemes to assist purchasers in buying their new homes.

We offer a high quality, competitively priced service and ensure that transactions proceed quickly. Make the right move and contact our New Build Department on **01928 735333**.

"Great service dealing with our new build purchase. All emails and calls were responded to quickly and we felt reassured throughout the whole process. Everything was explained in plain English and we felt that we were in safe hands at all times."

Jack C, Knutsford

Your Step by Step Legal Guide to Moving

1. Your Reservation Form is received by Rowlinsons from the site office.



2. Rowlinsons telephone you to confirm your instructions.



4. Rowlinsons receive the contractual documentation from the Developer's Solicitor, raise pre-contract enquiries and commission searches.



3. Our Initial Documentation is sent to you requesting you to sign the Instruction Form and provide your identification documents.



5. Replies to pre-contract enquiries, search results and your mortgage offer are received by Rowlinsons.



6. Our Property Report is sent to you including the contract and mortgage deed for you to sign and we request your deposit monies.



8. Completion is set for either a fixed date or upon receiving notice from the Developer that the property is completed.



7. Once you have returned the signed contract, mortgage deed and sent your deposit we are then able to exchange contracts.



9. Rowlinsons apply for mortgage funds, carry out pre – completion searches and request that you transfer any balance of funds required to complete your purchase.



10. On the day of completion, we send the balance of the completion monies to the Developer's Solicitor, the house is officially yours and you can pick up your keys!



Our opening hours are:

Monday - Friday 8.30am to 5.00pm
Tuesday and Thursday until 7.00pm
Saturdays 9.00am to 12.30pm

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