

Conveyancing Timeline

How long does it take?



2 to 3 Weeks (average)
Issuing Contracts and Raising Enquiries

4 to 6 Weeks (average)
Replying to enquiries, submit searches, await mortgage offer

1 to 2 Weeks (average)
Exchange and Completion

Seller

- 1 Seller's Conveyancer **issues contracts** to Buyers
- 3 Seller's Conveyancer reviews enquiries:
 1. Sends to seller
 2. Refers enquiries to third party

Buyer

- 2 Buyer's Conveyancer reviews contract paperwork:
 1. Raise enquiries
 2. Approves contract
 3. Submit searches

- 4 Seller's Conveyancer **replies to enquiries**

- 5 Buyer's Conveyancer reviews replies to enquiries; **Raise additional enquiries** from replies, result of searches, survey/valuation or any new information

- 6 Seller's Conveyancer **replies to additional enquiries**

- 7 Buyer's Conveyancer reviews **entire file and reports to buyer** with contract, search results, legal title, replies to enquiries and Lease (if Leasehold)

Await return of leasehold information pack (if Leasehold)

Await return of search results

Await arrival of mortgage offer

Both parties instruct a Conveyancer

Pre-completion searches, checks and reviews
Post completion works begin