

## How can we help you?

We can help with:-

### • **Financing the purchase -**

how much you can afford will depend on how you intend to finance the purchase. We can help by advising you of the various types of mortgages available and the implications of each.

### • **Ownership -**

if you are buying a property jointly with someone else, you need to consider issues such as what happens to the property in the event of the death of one of you or whether you will have equal or unequal shares in the property.

### • **Surveys -**

if you take out a mortgage, the lender will carry out a valuation of the property for its own use; this is generally only a cursory inspection and will not be a full survey. We will advise you of all the necessary surveys and searches that need to be made on the property so that you can have complete confidence in the condition of the building.

### • **Making an offer:-**

we can advise you about making an offer once you find a property you would like to buy.

## YOUR LOCAL SOLICITORS



ANDERSON LONGMORE & HIGHAM  
SOLICITORS

### PETWORTH

Wisteria House · Market Square  
Petworth · West Sussex · GU28 0AJ

Tel: 01798 342391 · Fax: 01798 343825

Email [petw@alhlaw.co.uk](mailto:petw@alhlaw.co.uk)

### BILLINGSHURST

68 High Street · Billingshurst  
West Sussex · RH14 9QR

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### STORRINGTON

5 The Square · Storrington · West Sussex · RH20 4DJ

Tel 01903 745666 · Fax 01903 744618

Email [storr@alhlaw.co.uk](mailto:storr@alhlaw.co.uk)

### PARTNERS

A W Brooke · C J D Wise  
W J Stisted · J C Dickerson (Non-Lawyer)

BUYING OR SELLING  
PROPERTY?



ANDERSON LONGMORE & HIGHAM  
SOLICITORS

## How Do I Negotiate The Maze?



The process of buying or selling property is a maze and you need competent, qualified and experienced professionals to guide you through it.

Buying your house or flat is one of the most important financial decisions of your life and the property you decide to buy is probably going to be a home for you and your family for many years to come.

It stands to reason then that you need to have confidence in the process of buying and, if you are already a home owner, selling your present property. The process needs to run as smoothly as possible and you need to know that there are no hidden pitfalls. This is where your Solicitor comes in. We recognise that buying or selling your home can be stressful; we take the pressure off you by guiding you through the maze and dealing with Agents and others involved in your transaction.

You can be sure that we will keep you advised as to the progress of your transaction at all times and carry out all the procedures as quickly as possible, while making sure that we are always available to answer your queries.

### • Estate Agents: -

if you have a property to sell, we can introduce you to reputable local agents.

### • Legal Matters: -

subjects such as the conditions contained in the deeds of the property which could affect future planning permission, or boundary walls etc. or any Local Authority restrictions such as smoke control orders or landscaping schemes.

If you are buying a leasehold flat we will advise you of the implications of and conditions in the lease and, if necessary, help you to change them or to increase the length of the lease.

These and many other questions are ones which we as local Solicitors are best able to answer and advise you on.



## How Much Will It Cost?

We are happy to provide you with a no obligation written estimate of our fees at the outset so that you can budget accordingly.

In addition we will also advise you on the other charges you will incur such as Estate Agent's Commission, Search fees, Land Registry fees and Stamp Duty.

We will handle the exchanges of deposit, mortgage and completion monies.

### • Investments:-

If you are selling a property and wish to invest part or all of the proceeds of the sale, we work with and are able to introduce you to local, independent financial advisers who will be pleased to assist you with investments.

### • Tax Advice:-

If there are tax implications involved in the sale of your property, we would be pleased to advise you or introduce you to other qualified advisers.

## What should I do Now?

Telephone or call into any of our offices to make a free initial appointment and to receive a no obligation estimate of our charges.