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Dealing with enquiries forms a major part of the conveyancing process. As

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And the buyer's conveyancer receives information and documentation throughout the course of the transaction such as the draft contract, the property information form completed by the seller, the results of the buyer's searches, survey, mortgage offer or indeed any

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questions the buyer themselves may have, the Conveyancer acting for the buyer will consider the information and raise enquiries or questions that they have ...

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Especially anything that may affect its future value or your enjoyment of it. Enter 'searches'. These are enquires made on your behalf by your solicitor / licensed conveyancer to various authorities that hold information about your property, the land it sits on or factors that may directly (or indirectly)

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What are conveyancing searches?  
Property searches (also known as  
conveyancing searches) are enquiries  
made by your solicitor to find out more

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And Enquiries information about a property you plan to purchase. As part of the home-buying process, your conveyancer will carry out a variety of 'searches' with the local authority and other parties.

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The searches are a set of standard enquiries raised by the purchaser's conveyancer with a particular authority, for example the local search is raised with the local council, the drainage & water search with the water authority etc. Conveyancing

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Searches deal only with the legal aspects of the purchase. They are not surveys and will not give information on the physical condition of the property.

~~Overview Of Different Types Of  
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Conveyancing Searches. A big part of the conveyancing process is the conveyancing searches. This section tells you all about them. ... The purpose of this chapter is to offer some useful wording for pre-contract enquiries which might need to be raised in respect of some of the more

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And Enquiries not covered by the  
Sellers Property Information ...

## ~~Examples Of Pre-Contract Conveyancing Enquiries~~

The legal enquiries stage is the  
technical phase of the conveyancing  
process and is undertaken by the

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buyer's solicitor. In order to start raising enquiries the buyer's solicitor needs: Draft contracts from the seller's solicitor (read - What is the draft contract pack) .

~~What are legal enquiries - SAM~~  
Conveyancing

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With most property transactions you will come across what are known as replies to enquires or pre-contract and conveyancing enquiries.

~~Replies to Conveyancing & Pre-  
Contract Enquires - Explained~~  
Buyer's Conveyancer confirms they



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And Enquiries results from their searches, are happy with the answers to pre-contract enquiries and are in receipt of a mortgage offer (if any). Seller and buyer agree on a completion date and contracts are formally “exchanged” - meaning both parties are legally committed to the

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whether it is your first property or the

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one you plan to live in forever, is an exciting time and it's expected that once you have had an offer accepted, you want to get on and move in.

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During the conveyancing process,

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your Solicitor will conduct these searches on your behalf. The subject of searches can become quite involved so if you would like to speak to us about searches then please call us on 0800 038 6446. It should be noted that searches are intended only to cover the legal aspects of a

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conveyancing purchase –  
conveyancing lawyers do not  
requisition a survey and will not report  
on the physical state of the property.

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Some conveyancing searches and

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enquiries are the same for every residential transaction, these include water and drainage enquiries, enquiries of the seller and enquiries of the local authority, amongst others. Other searches and enquiries will differ depending on the area or on environmental features. If the area is a

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~~And Enquiries~~ known mining area, for example, it would be necessary for the buyer's solicitor to carry out a mining search.

~~Conveyancing searches and enquiries  
- Contact Law~~

All these changes will have an impact upon the process of conducting

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searches and enquiries making "Conveyancing Searches and Enquiries" a useful tool for residential and commercial conveyancing solicitors.

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Conveyancing searches are enquiries made to a variety of different authorities which will provide you with information about the property you're hoping to buy. These searches are a vital part of the conveyancing process.

~~What are conveyancing searches~~

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Environmental searches and enquiries. ... CML Lenders' Handbook) provides comprehensive instructions for conveyancers acting on behalf of lenders in residential conveyancing transactions. This Practice Note covers what UK Finance (formerly called the CML) is, what it does, and

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what the handbook gives guidance on.

...

~~Searches and enquiries – Investigating  
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Conveyancing searches are a  
standard set of questions submitted to  
the relevant authority by your

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conveyancer or solicitor to find out important information about the property. Property searches are made up of a local authority search, environmental search and drainage search. They will need to be budgeted into the total cost of buying a house.

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Survey and Conveyancing Searches

These stages of conveyancing are variously about: having a RICS property expert surveyor inspect the dwelling you're looking to buy for suspicions of any serious property

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defects, such as subsidence and rising damp; and

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