Free Estimate

We will provide you with a free estimate of your costs that will include all the normal fees associated with the sale or purchase of a property.

These will include:

- **Purchasing** – Acting for the lender on the mortgage and dealing with Stamp Duty requirements.
- **Selling** – Acting for the lender on the redemption of the mortgage and dealing with the redemption.

Estimates between firms can vary and we would advise that you always confirm what services and fees are included when comparing estimates.

To obtain a free estimate,
call Freephone 0800 371219
or email quote@thomasdunton.co.uk

Here to help with all of your legal requirements:

- Wills & Probate
- Lasting Powers of Attorney
- Conveyancing
- Business services
- Personal Injury
- Family & Children
- Employment
- Disputes

Accredited Conveyancing Quality Scheme (CQS) – The Law Society

Accredited Lexcel Practice Management Standard – The Law Society

Solicitors Regulation Authority

reviewsolicitor

This guide is not a full statement of the law. Individual advice should be taken before taking any action. The information in this leaflet is of a general nature and may not reflect your individual circumstances. Please also note that details may change.

Don't leave legal issues too late: seek advice at the earliest stage.

www.thomasdunton.co.uk

THOMAS DUNTON SOLICITORS

We are independent solicitors with a wealth of expertise and experience to assist with all your legal needs. Here are just some of the things our clients have said about us...

"I am so very grateful to you for your tireless hard work, professionalism and dedication to the completion of my house under such difficult and trying circumstances."

"You truly helped us beyond your duty and was always there for us, going that extra mile made all the difference."

"The best conveyancing solicitor I have ever worked with. You were excellent from the first phone call to the last."

"We have been impressed with your diligent and thorough conveyancing, highlighting issues with the property that had been missed during the previous sale. We'd be delighted to use Thomas Dunton again."

"We were so impressed with the service received. At all times we felt you were pushing the process for us."

"A comprehensive and thorough service. You have been very knowledgeable and approachable."

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Your guide to

Choosing the right Conveyancer



THOMAS DUNTON SOLICITORS

LOCAL PROFESSIONAL TRUSTED

Thinking of moving home?

For most of us, buying our home is the largest financial investment we will ever make. This alone can make buying a property a stressful situation. But aside from soaring house prices and rising mortgage rates, you are also having to deal with many third parties along the way, including estate agents, banks, local authorities, surveyors and others in a chain, to name just a few. And so, it can become even more challenging. That is why it is vital to choose the right solicitors' firm to advise on your conveyancing.

Due to the considerable costs associated with purchasing a home, it is not uncommon for prospective buyers to shop around for the cheapest conveyancing quote. Although this may seem like a good idea, it is usually a case of 'you get what you pay for' - especially when it comes to service and value for money. Based on our experience, here are some key questions you should consider:

Will the same individual guide me throughout the process?

It is important to ask if the same individual will deal with the legal work required. More often than not, cheap conveyancing means higher volumes of work. Cases are dealt with by 'case handlers' who work with a larger number of clients. This can lead to confusion, lack of communication, delays and added strain for you. Cases are often referred up for 'signing off' before exchange, which can lead to issues being identified at a late stage, with consequent delay.

For more information, email **conveyancing@thomasdunton.co.uk**, call us on **01689 822554**, or visit our website at **www.thomasdunton.co.uk**

What level of service can I expect?

One common frustration surrounding bulk conveyancers is they can be difficult to reach by phone. Others question their commitment to the client, especially those that work on a fee paid referral basis. Most successful conveyancing firms believe a personalised service is vital. They will invest the time to fully understand your case and requirements, while building a friendly rapport at the same time.

While we believe in tailoring our service to our clients' preferences (e.g. email or post) and using technology to speed up the process, we never forget that sometimes you just need the reassurance of a friendly update from the person doing the work for you.

Will my conveyancer be able to help resolve any issues that arise or will I need additional help?

Another great advantage of using an established firm is the wealth of skills and expertise they can bring. You can rely on your conveyancer to draw potential issues to your attention at an early stage, e.g., a major infrastructure project that could affect the future value of your home. Or other matters, such as a right of access or a restrictive covenant, can also usually be dealt with by the same team and they will suggest potential solutions, so that matters do not come back to haunt you years later. This is something many deem priceless when buying a home. Similarly, if you require additional legal advice, for example, you want to make a will when purchasing your home, our firm can offer this breadth of legal help 'under one roof'.

Some bulk conveyancers are dealing with an extraordinarily high volume of cases. They may not have the capacity to recognise or help you with anything outside of 'normal procedure.' Having to seek help elsewhere will often have detrimental effects on your sale and purchase.

Don't leave legal issues too late: seek advice at the earliest stage.

Should I use a local conveyancer?

Not necessarily, but, in our experience, it makes a difference to use a firm who is close by and familiar with your local area. You will find they have excellent relationships with many local estate agents and others involved in the process. They are only a short distance away so you can just 'pop in' to discuss any issues, helping to keep things on track.

Will I have to pay any hidden conveyancing costs?

There will always be firms offering unbelievable deals on legal fees. However, they will almost certainly have extra costs hidden in the small print. Our advice, if considering a cheaper conveyancing quote, is always check the small print and clarify all of the costs you are liable to pay before you commit.

Why Thomas Dunton Solicitors?

We have been delivering a personalised service to the local community of Orpington for over 40 years, and have a reputation for putting our clients and their needs first.

When you work with us, an experienced named professional will deal with your legal work both thoroughly and carefully to protect your investment, while giving you the care and attention you need to ensure everything runs as smoothly as possible.

Although we recognise cost is important to our clients, we will not compromise the quality of our service by cutting costs. We will, however, guarantee you will always receive an exceptional service by a highly qualified and accredited individual, you will know the name of the team member handling your case, and that of their assistant.

This, we believe, helps to achieve as stress-free a move as possible for you.

Furthermore, we have a wealth of expertise across the rest of the firm to assist with all your legal needs. So, on the completion of your move, we can also advise on making or updating your will, inheritance tax planning, or your cohabitation rights to name just a few examples.