How long does it take?

Conveyancing Timeline

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

Await return of leasehold information pack (**if Leasehold**)

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

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

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

Both parties instruct a Conveyancer

Pre-completion searches, checks and reviews.

Post-completion works begin

Buyer

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

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

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 search results

Await arrival of mortgage offer

Nairnsey Fisher & Lewis