# What are the benefits?



A build warranty means you can relax safe in the knowledge that certain structural defects will be looked after in your first 10 years of ownership

You have Regulations a blank • require adequate canvas to work security and safety with so you features to be can put your incorporated into own stamp on New Build homes such as highly secure the place! external doors. smoke and possibly

burglar alarms

## Where can you find us?

#### Luton

28 Dunstable Road, Luton, Bedfordshire LU1 1DY

#### **Hemel Hempstead**

1 The Waterhouse, Waterhouse Street, Hemel Hempstead, Hertfordshire HP1 1ES

#### Tring

11 High Street, Tring, Hertfordshire HP23 5AL

## Milton Keynes

2nd Floor, Moorgate House, 201 Silbury Boulevard, Milton Keynes, Buckinghamshire MK9 1JL

0845 263 7505

Local Rate call - mobiles may be more



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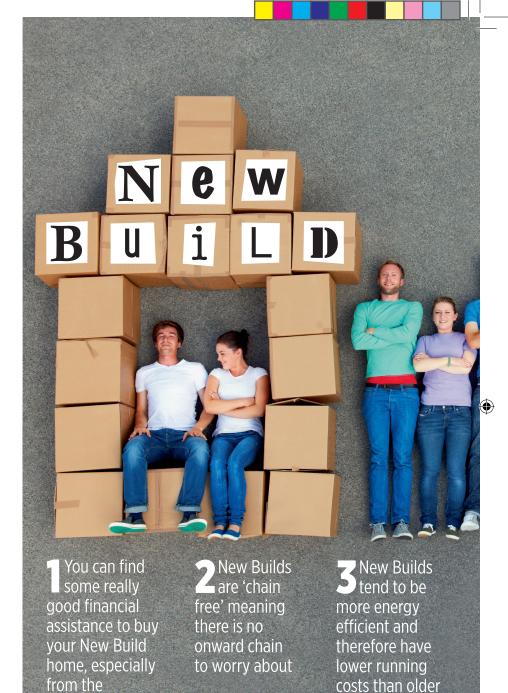












properties

government

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Your guide to buying a New Build home



Your solicitor will prepare the contract which will be exchanged with your seller and work through the contract negotiations.

Once he or she is happy with the legal aspects of the property, and you have the finances in place, you can exchange contracts. When you exchange you may have to pay a deposit of 10%. You complete when the rest of the money is transferred to the seller, after which you can collect the keys from the estate agent and move in.

## **HOW** long does it take?

In England and Wales the process splits into two stages; up to the exchange of contracts and from exchange to completion. Until contracts have been exchanged both buyer and seller can change their minds without any legal comeback. After contracts have been signed, the deal becomes legally binding.

The whole process typically takes 8 to 12 weeks in England and Wales. Some transactions may be quicker and some longer, for instance, it's dependant on your build and/or developer or if you buy off plan.

## What do we do for you?

**Upon receipt of draft contracts** from the developers solicitor we examine them to make sure there are no problems

Make sure that you will get proper ownership of the property

Make sure that there are no planning conditions or conditions of ownership (for example an intrusive right of way) affecting the property

Make sure the contractor has all planning permission and completion certificates for any alterations or extensions

Check that there are no local developments (for example,

road-widening schemes) planned which might affect the value of the property

**Check the amenities** - that the street, pavement and main drains are public and maintained by the local authority

**Negotiate and agree** (with the developers' solicitor) the draft of the contract setting out the terms on which you are buying

Register or record the change of title to the property, and the mortgage deed (loan agreement) in favour of the lender, with the Land Registry





## Why choose us?

We have the ability to act under the tight deadlines imposed by developers

We promise to keep you informed of every stage of your transaction

We will deliver a quality and professional service

We supply you with copies of all of the relevant documentation

We carry out searches and raise enquiries on your behalf

We will advise you on planning, building regulations, the adoption of the roads and sewers, the access

rights and routes for other services and on the new build warranty provided

If you are funding your purchase with the aid of a mortgage we will deal with your lenders requirements

We will liaise with the developer's site office and legal department

We will produce a detailed contract report for you on all important matters

We will deal with all post-completion **formalities** for you ensuring that the property is registered in your name

Our price list

## **HOW** much will it cost?

#### **PURCHASE**

Up to - £250.000 £525 + VAT @ £105.00 £250.001 - £400.000 £600 + VAT @ £120.00 £400,001 - £500,000 £675 + VAT @ £135.00 £500,001 - £900,000 £750 + VAT @ £150.00 These fees include dealing with the first mortgage

### **DISBURSEMENTS ON PURCHASE**

**Search Pack** (Local Enviro Chancel)

Flood Search (if required)

**Land Registration Fee** (dependent on price)

**Electronic ID Check** 

**Bankruptcy Search Fee** 

**Land Registry Search fee** 

**Bank Transfer Fee** 

**Help to Buy Equity Loan Fee** £150.00 + VAT @ £30.00

**SDLT Return Fee** Stamp duty

f180 - f280 depending on area £25.20 (inc VAT) £190 - £270

£7.20 (per name)

£2.00 (per name) £6.00 (per search)

£39.00 plus VAT @ £7.80

£75.00 + VAT @ £15.00

NIL up to £125,000 1% up to £250,000 3% up to £500,000

If you have a related sale or part exchange please contact us to discuss costs for that as these will be charged separately











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