


# Residential Property



law  
setfords  
people, by people



Are you thinking about moving home? Maybe you're looking to remortgage or purchase a buy to let property? Or perhaps you're looking to release equity from your property or even have a property litigation matter on your hands? No matter what your residential property needs are, it's important to have an experienced lawyer by your side.

We're here to support you every step of the way, from completing the relevant documentation to carrying out local council searches. Thousands of clients just like you trust us with their transactions, so you can be assured that you're in safe hands.

Learn more about what Setfords' residential property law experts can offer you in this brochure.

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# Buying and selling

Whether you're buying or selling a property, Setfords' residential conveyancing solicitors provide an expertly efficient service that's tailored to your specific needs.

To achieve this we:

- 1 Consult with our clients at the outset so that we clearly understand their requirements to avoid delays during the transaction.**
- 2 Utilise the most up to date technology to help matters run smoothly.**
- 3 Work as a team to swiftly progress each matter.**
- 4 Regularly update our clients and other parties involved in transactions.**

Our highly experienced team of lawyers act for a wide range of clients, including first-time buyers, high-net-worth individuals buying and selling high value property, and seasoned buyers building or selling their property portfolio. We appreciate that different clients have different needs and tailor our services accordingly so you receive five-star assistance every time.



# Buy to let

Setfords has considerable experience in dealing with 'Buy to Let' transactions. Our services include:

- 1 **Early assessment of legal paperwork to assess suitability of properties for investment.**
- 2 **Relevant searches and enquiries.**
- 3 **Preparing reports on title.**
- 4 **Registration of clients' interest at H.M Land Registry.**
- 5 **Preparing bespoke tenancy agreements.**

Whether you're purchasing your first buy to let property, or you're a seasoned investor, our lawyers have the expertise you need for a smooth transaction.



# Remortgaging

Remortgaging a property is now a regular event for homeowners. This may be to take advantage of changes in interest rates or to release equity. Whatever the purpose, Setfords can assist you with your remortgage.

We can:

- 1 Work efficiently to ensure the remortgage is completed in time.**
- 2 Discharge all costs during the transaction, including broker fees, so that clients do not suffer any unnecessary administration post completion.**
- 3 Forward any balance of funds directly to our clients' nominated account on the day of completion.**

So, if you're looking to remortgage, make sure you're in safe hands with one of Setfords' expert solicitors.





# Auction sales and purchases

We have considerable experience in acting for both buyers and sellers with auction properties.

Our services include:

- 1 Preparing pre-auction reports on title covering contract terms and searches, and any other documents made available prior to auction.**

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- 2 Acting quickly to ensure clients receive reports and advice in the best possible time frame.**

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- 3 Completing the necessary registration formalities with the HMRC and the Land Registry.**

Buying and selling properties at auction can be confusing. Take the stress away by using one of Setfords' experts in this niche area.

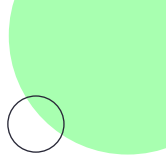
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## Equity release

Equity release allows homeowners aged 55 and over to access some of the cash tied up in their homes. There are two types: lifetime mortgages and home reversion plans.

If you are going through the equity release process, you will need independent legal advice, which is where Setfords can help.

Our solicitors will ensure you understand the implications of the equity release plan, and that you are fully educated on the potential risks and rewards. They will also advise you on your legal obligations, overall helping the process to run smoothly.



# Leaseholds, enfranchisements and tenancies

Under the Leasehold Reform Housing and Urban Development Act 1993, residential leaseholders have various rights that may enable them to:

- 1 Extend their lease or vary its terms.**

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- 2 Collectively buy their freehold with other leaseholders in the building.**

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- 3 Take over the management of their building.**

The law in this area is complex and certain qualifying criteria must be met before an application can be made. Therefore, getting specialist advice is important, which is where Setfords can help.

Our service includes:

- 1 An initial consultation to discuss your individual circumstances.**

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- 2 Practical and legal advice on the best way to proceed.**

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- 3 Access to valuers and surveyors who can assist in your matter.**

Setfords has the ability to deal with transactions of any size, from individual lease extension applications to large group freehold acquisitions.





# Property Litigation

Setfords are specialists in property litigation. We have expert solicitors who are able to advise on a full range of property disputes, including:

- 1 Neighbour and boundary disputes.**

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- 2 Adverse possession (for claimants and defendants).**

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- 3 Disputes in respect of rights of way, prescriptive rights and easements.**

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- 4 Disputes involving restrictive covenants.**

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- 5 Right to light and party wall disputes.**

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- 6 Claims in respect of property development projects and litigation involving ransom strips.**

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- 7 Disputes involving conditional land contracts, option and overage agreements.**

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- 8 Claims against property professionals such as solicitors, builders, and surveyors.**

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- 9 Nuisance and trespass claims.**

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- 10 Possession claims.**

Many of our solicitors are also experts in mediation and alternative dispute resolution, to help you settle disputes without going to court.

Irrespective of what your property litigation case involves, we're here to help ensure the matter progresses as smoothly as possible and that you have the best chance of getting the outcome you require. 8





# Why Setfords?

Our residential property department is well known for providing expert legal advice and guidance when you need it the most. But what truly sets us apart from other firms?



**Only deal with experienced lawyers. Setfords lawyers have an average of 18 years of post qualified experience, meaning your case won't be passed onto an inexperienced junior.**



**Clear fee structure. Our fee structure is clear from the outset, meaning no nasty surprises and a clearer path ahead.**



**Nationwide lawyers. We have residential property lawyers located all over the UK, and have extensive remote working systems to allow them to assist you virtually, too.**



**Flexible approach. With a unique flexible approach, our lawyers have more time for their clients, and can give you a superior service as a result.**



**4.9 Excellent rating on Trustpilot. We've helped thousands of clients like you with their residential property matters, and have the five star reviews to prove you'll be working with some of the very best.**





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