

Residential Property Services



Forrester Sylvester Mackett

SOLICITORS

What matters to you matters to us



Residential Property Services

At Forrester Sylvester Mackett, our large and well-established conveyancing team will offer you clear, practical and expert residential property advice.

Our clients include everyone from first time buyers to experienced buy to let landlords. Whether you are buyer, seller or both, you will get expert and friendly support and help – not just in dealing with the formalities. We will explain the process clearly, tell you what action we will be taking, keep you regularly updated and also be sure to inform you of what the costs will be at the outset.

Our local knowledge of Wiltshire and the surrounding areas, and strong, well-established links with local estate agents, surveyors and independent financial advisers enable matters to progress smoothly and efficiently.

Our membership of the Law Society's Conveyancing Quality Scheme (CQS) is your assurance of a high quality and professional conveyancing service, with many of our clients coming back to us time and again.

Our services include:

Residential sales and purchase of houses and apartments

Here at Forrester Sylvester Mackett, we recognise that buying and selling a property can be a very daunting experience, often stressful and confusing. Therefore, we offer a service, which aims to take the stress out of the legal side of the process. This includes providing you with a fixed price quote and dealing with you in the way that you prefer such as:

- Email
- Phone
- Letter
- Meeting

You will get to know who is working for you and can always speak to a member of the team.

Remortgage

Many of our clients seek to refinance, whether in relation to their home, an investment property or a portfolio of properties. Often such steps are taken simply to reduce outgoings and pay less interest.

Sometimes, the aim is to raise finance for another venture or the refinancing may form part of a broader asset planning strategy. We can offer a competitive fixed price service whatever the reasons for refinancing.

What you must always remember

Whatever your reason for re-mortgaging:

- A mortgage will be secured against your home
- You risk losing your home if you default on a mortgage

So it is extremely important that you are fully aware of all the implications of re-mortgaging your property and make the choices that are right for you.

At Forrester Sylvester Mackett we will always put your interests first and be acting solely and independently for you.

Equity transfers

Transfers of equity involve changing the ownership of property, and are sometimes dealt with at the same time as a re-mortgage transaction.

Reasons to make a transfer of equity include:

- Wishing to add your spouse to the title of your property after getting married
- Re-mortgaging your property where the lender requires a change of property ownership
- Changing ownership because of a divorce or separation, or for tax planning purposes

Our commitment to you

We will always take a balanced and measured approach to all of the issues involved in your transfer of equity and guide you through the process with clear, practical advice.

When we advise you on a transfer of equity, our expert and experienced team will:

- Look at all of the circumstances surrounding your transfer of equity transaction
- Take into account taxation issues such as Stamp Duty Land Tax
- Ensure your transaction progresses smoothly and quickly

- Because all transfer of equity transactions are different, you will always get advice that:
 - Is tailored to your individual needs and circumstances
 - Helps you achieve your aim as quickly as possible

Should any other legal issues arise during your transaction, we will always make sure you are kept fully informed.

Shared ownership

Handling your purchase smoothly and efficiently

If you want to get on the property ladder but cannot quite afford to do it on your own, shared ownership may be an option. Our lawyers also have significant experience in dealing with shared equity schemes.

They can assist you in:

- Understanding the nature of the scheme
- Implementing the scheme in respect of your property purchase

You will always get clear and straightforward advice on the complexities of shared equity ownership, how this will affect you and the ownership of your property.

Our commitment to you

We will liaise with your Lender and your shared equity provider, to ensure that your shared equity property purchase is handled smoothly and efficiently.

Asset planning and protection

Wealthy individuals will often be advised by their accountants to restructure their assets in order to reduce their liability to Income Tax, Inheritance Tax or Capital Gains Tax. In addition to planning for tax, you may wish to take steps to ensure your property ends up where you want it - whether that is with your children or others. We work closely with our Wills, Trusts and Estates department in advising wealthy individuals and families on how to maximise the benefit from their assets.

Auctions

A client who makes a successful bid for a property at auction is immediately contractually bound to buy it. Property can be put into auctions for numerous reasons. Some have refurbishment or re-development potential, others have physical defects and will not be accepted by a mortgage company or other Lender as security for a loan or mortgage. Sometimes the legal titles are flawed. There are many different types of defects which can impact upon the marketability of a residential property.

The Forrester Sylvester Mackett conveyancing team can check the legal title of an auction property for a client who is considering making a bid at auction to eliminate the risk of any nasty surprises after completion of the purchase.

Forrester Sylvester Mackett can help clients who have decided to put a property into auction with the preparation of the necessary auction pack required by the Auctioneers.

Declarations of trusts of land

A deed of trust can be necessary in a variety of circumstances to set out complex or unusual ownership arrangements.

These trusts are used in the following situations:-

- Where one co-owner contributes a bigger part of the purchase monies than the other(s).
- Where the co-owners are more than four in number or there are minors – children under 18 in their number.
- Where one co-owner no longer has an interest or stake in the property but cannot be released from the title or the mortgage secured on it because the lender refuses to release that person from his/her obligations.

Our residential property team can help these clients in the preparation of such a Deed and Declaration of Trust.

We will identify potential conflict between parties to such Deeds of Trust and advise upon independent advice where necessary.

Why our clients keep using us

Forrester Sylvester Mackett is proud that many of our clients return to us time and time again, for help with their property transactions. Clients tell us that it's our friendly and practical approach, combined with our attention to detail and efficiency that makes us such a trusted partner.

We find that many of our clients have complex legal needs.

Residential property transactions can form part of a divorce or separation, involve landlord and tenant issues, take place because of lasting physical and mental health problems or following the passing of a loved one. Our conveyancing team has the experience to identify when their clients need the help of colleagues who specialise in other areas of law such as family, litigation, company and commercial or wills, trusts and estates.

If the legal problem is straightforward, clients benefit from the extra support and advice of legal expertise provided to the residential property team by a colleague from those departments. When the legal problem is significant, clients can be referred to the appropriate person and benefit from the transactions being progressed in tandem.

Your exclusive no-obligation discussion

We are always happy to discuss your requirements before your transaction starts, on a no obligation basis.



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