

Select Conveyancers

*Licensed
Conveyancers*

Specialist Property Lawyers

*- the modern alternative to
conveyancing by solicitors*

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Licensed Conveyancer – or Solicitor?

When buying or selling property people know they need the services of a lawyer. Until 1987 they could use only a solicitor to deal with their property sales and purchases.

However, in 1987 Parliament brought to an end the solicitors' monopoly of professional conveyancing services in England and Wales.

More and more people are discovering that they now have a choice, and that an alternative type of lawyer – a specialist in property law – now exists to help them.

This new property lawyer is called a Licensed Conveyancer.

In creating this new profession Parliament took care to ensure that Licensed Conveyancers would be qualified both by examination and by years of practical experience, to provide the specialised service that the public require.

Consumers now have the freedom of choice, in virtually all property transactions, to use a Licensed Conveyancer instead of a solicitor.

The Licensed Conveyancer

In order to qualify as a Licensed Conveyancer it is necessary to have extensive practical experience of conveyancing, a specialised and sometimes complex area of law. The average Licensed Conveyancer will have many years' experience and will have passed qualifying examinations of above law degree standard. In addition to proven academic ability, Licensed Conveyancers must have relevant administrative and communication skills.

The legislation that created Licensed Conveyancers places a duty upon them to provide clients with conveyancing services that are both efficient and economic. This does not mean that a Licensed Conveyancer will necessarily offer lower fees than other lawyers, as efficient services can seldom be provided for uneconomic fees. However it does mean that by using a Licensed Conveyancer quality of service and value for money may be assured.

Licensed Conveyancers are specialists in property law and, as with all true professionals, they are required to observe strict standards of professional conduct. All Licensed Conveyancers are governed by the rules of professional conduct laid down by the Council for Licensed Conveyancers, the statutory body that regulates the profession.

All Licensed Conveyancers offering their services to the public must carry professional indemnity insurance (to protect clients in the event of errors or omissions) and contribute to the profession's compensation fund, (to protect clients in the event of default). Clients can therefore be confident that, if they use a Licensed Conveyancer, their financial position is protected at all times.

The Services Available

Licensed Conveyancers can offer the following legal services:

Residential Property

The sale, purchase and remortgage of freehold and leasehold houses or flats anywhere in England and Wales, the creation of new leases and tenancies and the transfer of interests in domestic property. Deeds of trust may be recommended for joint purchasers, especially unmarried co-purchasers.

Commercial Property

The sale, purchase and remortgage of freehold and leasehold business premises, anywhere in England and Wales, including dealing with offices and shops, business tenancies and agricultural, building and development land.

Related Services

Licensed Conveyancers can act for a large variety of mortgage lenders and can normally assist purchasers with general mortgage advice. They may well be able to offer guidance in selecting an effective local estate agent. They are frequently able to assist with arrangements for the insurance of residential and commercial buildings and their contents.

Administration of Oaths

All Licensed Conveyancers are Commissioners for Oaths and are able to administer an oath or affirmation and take an affidavit or declaration. If any document needs to be given under oath a Licensed Conveyancer can deal with this for you.

What is the advantage to me?

By having a Licensed Conveyancer act on your behalf you will be able to rely upon an experienced professional who specialises in providing the type of legal services you need and who can offer you advice and support throughout your transaction.

Licensed Conveyancers were created by Parliament to provide the public with an alternative to conveyancing by Solicitors. The new profession has proved it can meet the particular needs of the consumer in conveyancing transactions.

So, if you are about to buy, sell or remortgage property, and

- if you think you would benefit from having your conveyancing done by a specialist with a statutory duty to act efficiently and economically; and
- if you would value the safety and peace of mind that comes from using a qualified professional; and
- if you would prefer an alternative to employing a solicitor

then you should ask a Licensed Conveyancer to act for you.

If you are not already in contact with a Licensed Conveyancer, you can be put in touch with the nearest member of The Society of Licensed Conveyancers by telephoning 0181-681-1001. The Society has members throughout England and Wales.