

# The Fraser Dawbarns Contract Pack

Saving you time and effort on your property sale

Moving house is not always straight-forward and many sellers report that the process took longer than they expected. Other clients find that the large volume of enquiries they receive can be overwhelming and time-consuming.

To improve the experience of our clients and to help combat these frustrations, Fraser Dawbarns have introduced a new service – the contract pack.

If you have a property to sell, you could benefit by speaking to our specialist property team. We will talk to you about the advantages of putting together a contract pack and show how this can help to streamline your sale.

## WHAT IS A CONTRACT PACK?

A contract pack contains all the documentation needed to support your sale. This will vary, depending on your matter.

For maximum benefit, you should complete the contract pack early in your transaction. We will provide you with all the necessary forms and give you enough time to consider and complete them.

We will also ask for your responses to the most common enquiries that a buyer's solicitor will make after they have reviewed the contract documentation. By having your responses on file, we can respond quickly and easily whenever any of these questions are raised.

## A Typical Contract Pack contains:

- Guarantees
- Planning Permission
- Certificates
- Title Documents

## HOW WILL A CONTRACT PACK HELP YOU?

Many of our clients find that the number of enquiries they receive about their property at the pre-contract stage can be frustrating. Our experience looking after many thousands of property sales means that we know what information a buyer's lawyer is likely to ask for.

By preparing a contract pack in advance, your property lawyer at Fraser Dawbarns will have the information they need to hand whenever they receive a request, cutting down the amount of times that we will need to contact you for information.

The contract pack will vastly reduce the number of enquiries raised and will prevent delays. As well as saving you time and effort at the enquiry stage, having all the necessary documentation together will ensure that you are ready to proceed when you have a buyer.

Civil

Commercial

Conveyancing

Family

Probate

## HOW MUCH DOES A CONTRACT PACK COST?

We have valued the cost of preparing the contract pack at £354 (including VAT) for a freehold property. If you are selling a leasehold property, contract packs are priced individually, as the nature of the title and management arrangements can vary significantly.

Despite the advantages you will get from a contract pack, there is no extra charge and no up-front payment. The cost of preparing the pack is included in our standard conveyancing charge and the only payment we ask for in advance is £30 on account so we can get your title documents.

## PRICE TRANSPARENCY

Fraser Dawbarns is committed to price transparency. The cost of our service is made clear at the start of your transaction and we provide you with a full breakdown of our fee on completion.

## FIND OUT MORE

If you would like any further information about how our contract pack will benefit you, please contact the conveyancing team at Fraser Dawbarns. We

will be pleased to discuss the benefits of preparing the contract pack and how we can help to simplify your property sale!

## ABOUT FRASER DAWBARNs

Fraser Dawbarns is one of the most established law firms in the region with a dedicated team of local property specialists who will guide you through the process, offering friendly, professional legal care that's personal to you.

**We have helped thousands of people with their property sale – why not let us help you too?**

### At Fraser Dawbarns, we promise:

- Advice from a dedicated, qualified property lawyer with local knowledge
- A direct phone line to your lawyer
- A face to face meeting with your lawyer to explain the transaction and your deeds
- A fixed price for your transaction, upfront, with no hidden surprises
- To store your deeds securely, taking care of your important documents for free



Wisbech



King's Lynn



Downham Market



March



Ely

## CONTACT US TO FIND OUT ABOUT OUR FULL RANGE OF SERVICES

Residential Conveyancing • Agriculture • Corporate Law • Commercial Property • Disputes • Family Law  
Claims • Wills and Estates • Lasting Powers of Attorney • Court of Protection • Employment Law