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The Property Professionals

PROFESSIONAL

Photography



PHOTOS £150.00

PHOTOS & FLOORPLAN £174.00

PHOTOS, FLOORPLAN & EPC £210.00

PHOTOS, FLOORPLAN, EPC & VIEWEET 360
VIRTUAL TOUR £240.00

PHOTOS, FLOORPLAN, EPC, VIEWEET 360
VIRTUAL TOUR & DRONE PHOTOGRAPHY £264.00

Premium Conveyancing

Merryweathers have introduced Premium Conveyancing Packs to help speed up the sales process, minimise sale fall throughs and give more certainty to both the Seller and the eventual Buyer. This is a service and is offered to all vendors at instruction stage. Premium Conveyancing Packs provide more transparency for purchasers on key legal information, helping them make an informed decision. The Premium Conveyancing process allows the sale process to be completed significantly quicker than a 'normal sale' because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed upfront. The legal searches, which can take up to five weeks, are ordered on the day the property is first advertised for sale and are transferable to the successful Buyer as part of their legal due diligence. The contents of the Premium Conveyancing Pack align with the prescribed documents referenced in the Home Buying and Selling Group (HBSG) Property Pack, the new industry standard for providing upfront information

How long does the premium conveyancing process take?

On average, the Premium Conveyancing process is 4 weeks quicker than the traditional route, taking around 97 days. While timescales can vary—especially if chains are involved—using Premium Conveyancing helps minimise unnecessary delays.

How do I find out more information about this service?

At Merryweathers we like to try and keep everything as simple and clear as possible. Our Movebutler team are on hand to provide you with all information concerning solicitors and can offer bespoke quotes for our premium conveyancing services.

What is included in the pack?

- Property Information Questionnaire (PIQ - TA6) Outlining all the essential information about the property.
- TA10 Fittings and Contents forms Providing clarity on what's included in the sale.
- Official copy of Title Register or Epitome of Title (unregistered) Which includes details of any covenants or access rights.
- Title Plan (if registered) Detailing all boundary information on the property.
- Local Authority search Giving details of any local issue or planning applications.
- Water & Drainage Search Confirming if you're connected to the mains or if there are any surface flooding risks.
- Environmental Search Showing if there are any local contaminations.
- Draft contract Outlining any special conditions attached to the sale.
- Climate Change Report Showing if there are any local climate change issues.
- Standard Enquiries raised and answered Raised by your Conveyancer to help guarantee a positive outcome.

