

# What does a conveyancer do?

A conveyancing clerk assists your Advocate with the act of transferring the legal title to the property or land.

## Conditions of Sale

Before we get too far into our searches we review the Conditions of Sale for you. This is the contract by which the parties agree to sell and buy the property, how much will be paid for it and when completion will take place. The Conditions of Sale also contain covenants and warranties (essentially promises) about the property – a conveyancer will check these and discuss them with you so you understand the agreement. The Conditions of Sale are also used to deal with any other agreements, such as reduced deposits, tenancies and repairs that need to be undertaken before completion.

## Legal Title

We satisfy ourselves that the vendor is the actual legal owner of the property and that no-one else has any claim to it or rights in relation to it. This is described as 'checking title'. The conveyance is drawn up by the conveyancing clerk to be checked by your Advocate. A conveyancer will also make the application for an Immunity Certificate issued by the Development & Planning Authority, and will explain what it means and why it is usually essential to have one.

## Boundaries

carry out a site visit to establish the property's boundaries, who owns those boundaries and who is responsible for their current and future maintenance. We also look for any encroachments or breaches of covenants.

## Mortgage

Your conveyancer will be the link between you and your bank's Advocate, and will make sure that your "bond" is correct..

## Completion

Finally, your conveyancer will attend the Royal Court with you when you pass contracts.

*The information and expressions of opinion contained in this guide are not intended to be a comprehensive study or to provide legal advice and should not be treated as a substitute for specific advice concerning individual situations.*

# Contact Us

For a friendly chat call the residential property team on  
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