

# RESIDENTIAL CONVEYANCING

Moving Home



We are becoming a nation of home-owners, so many people are likely to be involved at some point in their lives with buying or selling a property. We all know this can be a stressful time, so let Coles Miller take the strain and make your move a happy one.

If you've decided to up sticks and move home, you'll need straight-forward and professional advice to make your move as easy and stress-free as possible. That's where we can help. We aim to reduce this stress by providing an excellent service at a reasonable cost. Coles Miller's conveyancing department, based in Poole, Bournemouth, Christchurch, Broadstone and Wimborne in Dorset, have helped thousands of clients sail through the moving home process, making us one of the leading conveyancing practices in the area. Consequently, our expert staff have earned the reputation for providing a prompt, cost-effective and knowledgeable service.

**Dedicated team of conveyancers.**

Unlike many firms our solicitors all specialise solely in conveyancing work. This allows them to give you the very best service. With their knowledge and experience they can help guide you through the whole process, explain the jargon and help and advise you in planning your move – particularly if you are a first time buyer.

**Locally based and local knowledge.**

Our very experienced team are all locally based throughout our five offices. They are familiar with the local area and understand the market place. They have strong links with local estate agents, other solicitors and surveyors which all helps to iron out any problems should they arise, assisting a smooth and speedy transaction.

Found this information useful and want to know your next steps?

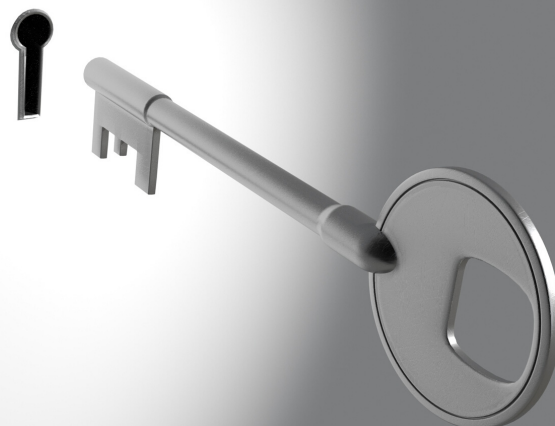
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**[www.coles-miller.co.uk](http://www.coles-miller.co.uk)**

Poole | Bournemouth | Wimborne |  
Broadstone | Christchurch





### Personal Consultation

We are always more than happy to meet with you to answer any questions you may have and provide you with a written estimate. Furthermore, on a purchase, we will always offer you a face to face appointment to go through the papers in detail before you sign the contract. Otherwise, during the course of the transaction, all other matters can be dealt with by post, email, telephone or fax, to suit you.

### Leading edge case management systems

Our investment in modern case management systems means that we can offer a fast, reliable and cost effective service to ensure your move goes as smoothly as possible. The system assists our conveyancers to manage and keep track of your sale or purchase and minimise time spent preparing documents.

### Energy Performance Certificates

Before marketing a property there must be an Energy Performance Certificate in place. If you are selling we can assist and arrange a fully compliant Energy Performance Certificate for a very competitive price.

### Remortgages

The conveyancing staff will ensure that any remortgage proceeds as speedily and cost effectively as possible. As a credit to its efficiency, the conveyancing department attracts referrals directly from Building Societies, Lending Bodies, Financial Advisors and Packaging Companies.

### Transfer of Equity

Transfers can be needed for any number of reasons from outright or partial property gifts as part of a tax planning exercise to matrimonial transfers resulting from separation or divorce which require a great deal of sensitivity and confidentiality. No matter what the reason for a Transfer, the staff at Coles Miller will ensure that you receive full advice on all relevant issues enabling you to feel comfortable with any decision making that is necessary.

### Competitive all inclusive estimates

Moving home can be a costly business, so we will always provide you a fully comprehensive breakdown of your expected costs up front. Even if you're only considering moving home at this stage we will let you know roughly how much conveyancing fees and disbursements, such as stamp duty, environmental and other searches, will cost you. You can either call or email anyone of our offices or you can go online on our website and complete an enquiry form and we will email you back within 24 hours.

### Expert Legal Advice

In the course of your house move, should other problems arise such as boundary or family disputes, or tax issues, we'll be able to help. As one of the largest practices in the area, we offer a comprehensive range of legal services and will be able to call upon the expertise of our other departments and specialist lawyers to help resolve any problems.