LDJ SOLICITORS
LESTER DIXON JEFFCOATE

Things to Remember on the Sale of a Property

- Contact your Royal Mail Office to redirect your mail.

- Ensure that the whole Property including the garden and shed are completely clear of all items including rubbish.

- The property is sold as seen in its current condition.

- When removing pictures or curtain rails, make sure that any holes are filled and are left neat and tidy.

- Remember that any mortgages or secured loans will need repaying on completion.

- Read the electricity and gas meters and advise the appropriate companies of those readings.

- Contact your local council and the telephone company to advise them that you are moving.

- Leave at least one key for all windows and doors either at the property or with the estate agent.

- Remember that estate agents' fees are subject to VAT.

- Capital gains tax is not payable on a sale of your principal private dwelling but it is payable on any other property and must be disclosed to the HM Revenue and Customs

- If you have ever had a neighbour dispute about your property you must disclose this on the property information form before exchange of contracts.

- Make sure you telephone your solicitor on the day of completion before you release any keys to the new owner.

LDJ Solicitors also offer a wide range of legal services to help you when you need it most:

- Moving home

- Family matters, marriage and divorce

- Making a Will and elderly care advice

- A death in the family including Probate, Tax and Trusts

- Employment advice

Plus Business Legal Services:

- Setting up or changing the structure of a business

- Support with business property

- If you need help with business dispute resolution

If you need to discuss any of the above legal matters, please feel free to call us on either of the numbers below, email us or visit our website for more information.

Contact Us

Nuneaton Office
29 Dugdale Street, Nuneaton, Warwickshire, CV11 5QN
Tel: 02476 745000

Hinckley Office
Elizabeth House, St Mary's Road, Hinckley, Leicestershire, LE10 1EQ
Tel: 01455 637030

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enquiries@ldjsolicitors.co.uk

www.ldjsolicitors.co.uk