



A BUYERS GUIDE HIGH VALUE PROPERTY

Transactions involving luxury homes often come with additional layers of complexity.

These properties may involve multiple titles, extensive land, listed building status, or intricate financing arrangements. High-value transactions also tend to involve more stakeholders, such as financial advisers, estate planners, and specialist surveyors meaning clear, coordinated communication is vital.

5 TIPS FOR A SEAMLESS HIGH VALUE PURCHASE

1

Engage your conveyancer early

They can open the file for you and deal with all the preliminary admin tasks whilst they wait to receive the contract papers from the seller's solicitor.

2

Instruct specialist surveys promptly

Including structural reports.

3

Clarify fixtures and fittings

Luxury homes often include valuable fittings and contents such as artwork and furniture as part of the sale price. If you are told that something is to be included, ensure this is documented in the Fittings and Contents form as this forms part of the legally binding contract.

4

Understand SDLT and tax implications

Particularly relevant for second homes, investment properties, or mixed-use estates. Ensure you speak to a specialist SDLT and tax advisor for advice on your individual circumstances.

5

Arrange Finances Early

If you are buying with a mortgage, ensure you apply for this promptly.

CONVEYANCING SERVICES AS BESPOKE AS THE PROPERTY YOU'RE BUYING

A dedicated
point of
contact

Flexible
meeting
arrangements

Proactive
issue
spotting

**For Property advice contact our specialist
team on 0333 400 4499**