

How it works Additional Leasehold notes

Leasehold properties and the structure of leases vary. Where a service charge or maintenance charge is levied, solicitors for the Buyer have to obtain additional information.

Your leasehold sale

When we receive your instructions we will send you the Sellers Leasehold Property Information form (in addition to the other forms). You then complete the form and return it to us. Importantly, this gives us the details of the company or individual that collects the ground rent and service/maintenance charge.

After submitting the contract papers we normally receive enquiries from the buyers solicitors about the service charge. We pass these enquiries to the management company and, when received, we forward their replies to the buyers solicitors.

Your leasehold purchase

When we receive the contract papers we review the lease. We will raise relevant enquires with the seller's solicitors. We would expect many of these enquiries to be referred to the management company or the individual that collects the ground rent and service/maintenance charge.

When we receive the replies we will review them.

Some management companies and landlords are not quick to respond. Sometimes the answers to the initial enquires lead to the need for further information. These are the main reasons why leasehold transactions, on average, take longer than freehold transactions.