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THE PROCESS OF **PURCHASING PROPERTY IN IRELAND**

CRONIN & CO

SOLICITORS

BEGINNING STAGES

When you choose a conveyancer, they will create a draft contract and the terms of engagement. Here, they will specify what services they will provide to you as well as their fees. After, they will contact your seller's solicitor or conveyancer to request a copy of the draft contract and other pertinent information. Your conveyancer will inspect these documents and ask about any possible issues.



At the same time, you should go through the documents and forms together with your conveyancer so you can ask any questions you may have. One thing you should keep an eye out for is whether your ownership of the property is leasehold or freehold. This determines whether you own your home without restrictions or you have a landlord.

PROPERTY SEARCHES

Your conveyancer will also conduct property searches. They will look out for things that you can't notice just from asking estate agents or home surveys. These include anything from building plans in your area that could affect your home to potential environmental factors such as flooding risks, ground stability, or landfill sites. Some of these searches are required by your conveyancer, while others are necessary for your mortgage provider:

- **Local authority searches**
- **Title register and title plan**
- **Flood risk**
- **Water authority searches**
- **Chancel repair search**
- **Environmental search**
- **Additional searches and surveys**

These searches are necessary to ensure that there will be no unexpected issues affecting your property once you move in. Your conveyancer will pay the costs for these searches, otherwise known as disbursements, which are included in your total conveyancing fees.



EXAMINING, SIGNING, AND EXCHANGING CONTRACTS

Your conveyancer will review the contract and documents on your behalf. These documents include property boundaries, sale price, and the fixtures and fittings of the property. Your conveyancer or solicitor will make sure that all issues and enquiries have been resolved and that the property matches the contract details. Once everything checks out, they'll make arrangements for you to transfer the deposit to your conveyancer.



On an agreed date, your conveyancer will exchange the contracts with the seller's conveyancer. Once they exchange the contracts, you will now be legally obligated to buy the property. In this contract:

- You must complete the purchase or else you will lose your deposit that you made to the seller
- The seller must sell the property
- The seller cannot accept another offer

You'll need to pay the seller and make an application with the Land Registry so you can transfer the deeds to your name.



AFTER COMPLETION

Although completion is usually set on a specific date agreed by the 2 parties, it will probably be once the seller has received all the money that is due. The seller will then hand the keys over to the estate agent so you can collect it. After this, the property is officially yours. Your conveyancer will then finish up the last few tasks including paying the Stamp Duty Land Tax, sending a copy of the deeds to your mortgage provider, passing on the legal documents to you, and billing you for their services.

Usually, the whole conveyance process takes around 6 to 8 weeks. However, you should ideally begin the process of preparing for moving property at least 3 months before your move-in date.



If you have a query with regard to any of the above or in relation to the process of purchasing a property then we would be happy to discuss it with you.

Please feel free to email our team on **info@croninlaw.ie** with any questions or concerns you may still have about the claims process or call and speak to our Conveyancing team on:

01 895 8550

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