

Ken MacDonald & Co

Lawyers and Estate Agents

Conveyance

Conveyance is the process of transferring title, i.e. ownership, from one person to another, or the granting of an encumbrance such as a mortgage or standard security.

A typical conveyance transaction contains two major landmarks: the conclusion of missives (where a binding contract is created) and settlement (where legal title passes). This occurs in three stages: missives, before settlement and after settlement.

A buyer must ensure that he or she obtains a good and marketable title to the land i.e. that the seller is the owner, has the right to sell the property, and there is no factor that would impede a mortgage or resale.

The system is designed to ensure that the buyer secures title to the land together with all the rights that run with the land, and is notified of any restrictions or burdens in advance of settlement. It is facilitated by a system of land registration that is designed to encourage reliance on public records and assure purchasers of land that they are taking good title.

However, with the introduction of Land Registration to the Islands, the abolition of land tenure, and crofting reform along with numerous regulatory and financial reforms there has never been a more turbulent time for homeowners and prospective purchasers. We at Ken MacDonald & Co have evolved our conveyance practice to meet these challenges, thus ensuring that we continue to provide the highest standard of personal service in this field.

We have built up excellent relations with local lenders, financial advisors, surveyors, estate factors and all the governmental and non governmental organisations and services behind the conveyance process. This ensures that we can effectively co-ordinate and guide you through what is a complex and otherwise stressful process.

We believe a good personal service to be paramount.

conveyance made easy...

Ken Macdonald & Co 9 Kenneth Street Stornoway Isle of Lewis HS1 2DP
Tel: 01851 704040 Fax: 01851 705083
enquiries@kenmacdonaldlawyers.co.uk www.kenmacdonaldproperties.co.uk