Shared Ownership Conveyancing Process for Buyers

shared direction
CONVEYANCING

Jack Wilkinson
Lawyer

Nick Curtis
Business Development Executive

shared direction CONVEYANCING

Who are we?

Shared Direction Conveyancing is the only law firm in the UK dedicated solely to acting for purchasers of new build shared ownership properties. As a stand-alone niche firm, we continue to work closely with housing associations, specialist agents, and financial advisors who regularly refer clients to us. In the 2024/2025 financial year we completed 3475 transactions.

Our focused expertise allows us to provide a streamlined, efficient, and supportive service tailored to the unique requirements of shared ownership buyers. We are proud to play a key role in helping individuals and families take their first steps onto the property ladder.

What is conveyancing?

- It is the legal process of transferring ownership of a property and registering it at the Land Registry

Why do I need a solicitor?

- The process is complex with many pitfalls. If you are a cash buyer, then in theory you could do your own conveyancing. But if you need a mortgage your lender will insist you use a solicitor.

shared direction
CONVEYANCING

Main Points

- Appointing a Solicitor
- Compliance
- Legal Pack
- Enquiries
- Contract report
- Mortgage offer
- Exchange and Completion

First Steps - Appointing a Solicitor

What Solicitor do I chose?

- It depends on the type of property you are buying
- Shared ownership is complex so you need a specialist
- Housing Associations, Developers and Financial Advisors all have panels of recommended solicitors – use them
- The cheapest isn't necessarily the best and the cheapest isn't necessarily the cheapest either

How do you get started?

- Obtain a quotation

You can contact us directly by email **enquiries@sdc-legal.co.uk** or telephone **0808 273 0273**.

You can also obtain an instant quotation on our website **www.sdc-legal.co.uk/get-a-quotation/**

How do you get started?

- Formally instruct a solicitor to act on your behalf.
- **Do not delay! We are working with tight deadlines and the sooner you instruct the sooner the work starts.**
- AML requirements
- Source of funding

Compliance

- Supply all required ID and Source of Funds documents as soon as you can.
- Our Specialist Compliance team will guide you through all ID and AML aspects.

Shared Ownership Conveyancing Process for Buyers

shared direction
CONVEYANCING

Legal Pack

- We will first request the Memorandum of Sale (MOS)
- If we do not already have it, we will request the Legal Package
- Once in receipt of the legal pack, we will send you information on Stamp Duty and a copy of the plan.
- If you have a Help to buy Isa or Life time isa we will also provide you with further information
- At this stage we can order any additional searches if they are required.

Enquiries

- What are Enquiries?
- Why do we raise them?
- How do we decide what to raise?
- How do they affect you as a buyer?

Contract Report

- Once the enquiries have been answered we can provide you with your contract report.
- What is the report?
- What do we need from you to exchange?
- Deposit on account.

Mortgage Offer

- Process Mortgage Offer as soon as we have a copy of your Lease
- Check your Personal Details match
- Send for Approval with Housing Association's solicitors
- Lender Requirements/ Acting on behalf of the lender

Exchange and Completion

- Contract signed and deposit provided
- Fixed Completion date agreed or agree to complete on notice
- When to hand in your notice?
- Completion Statement
- SDLT

The $million Questions:

1. How long will it take?
2. What will it cost?

And the most important thing to remember…

Use a specialist IFA and specialist solicitor

Happy hunting!

Solicitor Challenges

Jack Wilkinson
Lawyer

Nick Curtis
Business Development Executive