

## Why choose Ellis-Fermor & Negus?

### Over 100 years of experience

Ellis-Fermor & Negus solicitors have been in existence since 1893, and have been offering conveyancing expertise throughout that time.

### Expert staff

At Ellis-Fermor & Negus, your matter will be dealt with by experienced and trained staff. We believe that personal attention offers the best value for money, as well as the safest and most accurate form of conveyancing. We aim to have each matter handled by one lawyer throughout.

### Modern Technology

We run all of our files on specialist case management software, meaning that we are able to deal with your matter speedily and efficiently.

### Nationwide Coverage

Our four offices at Ripley, Long Eaton, Beeston and Belper put us in an ideal position to offer a good local service for clients in Derbyshire, Nottinghamshire and North Leicestershire.

If you are buying or selling property elsewhere in the country and need matters to be handled from a distance, our electronic conveyancing system enables us to undertake work for clients across England and Wales via post, email and over the telephone.

### Personal service

You will always be able to meet with and speak face to face to the person handling your file at Ellis-Fermor & Negus (although you may need to make an appointment).

## The Conveyancing Process

The property you own will probably be the most valuable asset you have. The conveyancing process can be extremely stressful so you will want to have the assurance that the process is carried out correctly by someone who is accessible and responsible.

### What we can do for you...

If you are selling a property, we will prepare the contract. We will liaise with your buyer's solicitors and the estate agents to ensure any queries are dealt with quickly and efficiently. As completion of the sale nears, we will contact your mortgage lender (if any) to obtain a figure for settling your existing mortgage.

If you are buying a property, we will investigate the seller's legal title, make and report on the usual searches. We will also advise you of any additional searches which may be appropriate.

If you are getting a mortgage we will help put it in place smoothly.



## Buyer Beware!

This is a translation of a latin phrase which applies in English law to property transactions. It means a seller is often not under an obligation to inform the buyer about some problems relating to the property being sold.

Accordingly, it is important that buyers carry out their own investigations to make sure they are happy with the property they are buying. We would always recommend that buyers have the physical condition of the property surveyed before contracts are exchanged.

Solicitors are unable to carry out this service but we are able to recommend a surveyor. We can also raise specific enquiries with the seller's solicitors if there are points you tell us you want us to check.

## Energy Performance Certificate

You are under a duty to commission an Energy Performance Certificate (EPC) before marketing your property and to use reasonable efforts to ensure it is available within 28 days. This will give information about the current and potential energy efficiency of the property, and looks a bit like the 'A-G' grading stickers you can see on new electrical appliances.

If you are selling a property and have not yet commissioned an EPC, let us know and we can help.

## Tenancies, Trusts, Wills etc

Our team of specialist solicitors have a breadth of knowledge and expertise which enables us to handle all your legal needs under one roof, without the need to seek advice elsewhere.

There are many situations where buying or selling a property only constitutes a small part of a wider situation.

For example, perhaps you are:

- going through a divorce or separation and need to transfer shares of the joint property.
- buying a property to let, or renting out your current house whilst moving into a new one and require a formal tenancy agreement.
- a couple buying together and you want an agreement stating your different shares in the property.
- in need of a Will now you are buying a house.
- administering the estate of a family member following their death.
- needing advice about care home fees now you are selling your home.

Please be assured that Ellis-Fermor & Negus can help you with the legal aspects of these different situations.

## Providing legal solutions across the East Midlands since 1893



Through a skilled staff of 70 people in offices at Ripley and Belper in Derbyshire, and Beeston and Long Eaton in Nottinghamshire - Ellis-Fermor & Negus provides a full range of legal services including:

- Divorce, Separation & Children Issues
- Wills, Probate & Estate Administration
- Tax Planning & Elderly Client Matters
- Buying, Selling or Renting Property
- Commercial Property Work
- Accident & Personal Injury Claims
- Business, Commercial & Charity Matters
- Employment Law Advice
- Care Home Charges Advice



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Ellis-Fermor & Negus  
SOLICITORS

The Complete Conveyancing Service

