

RARE &  
DESIRABLE

THE BIDDING PLATFORM

# Sellers Guide to the Legal Pack

THE BIDDING PLATFORM FOR THE MOST IN DEMAND PROPERTIES





## Legal Pack Guidance for Sellers

If your property is approved by Rare & Desirable, a Legal Pack must be prepared by a conveyancer ahead of the Timed Sale.

This Legal Pack contains key material information about the property that enables prospective buyers to make informed decisions.

It helps build buyer confidence and encourages greater commitment when bidding.


We can recommend a trusted conveyancer to prepare the Legal Pack with no upfront cost. Quotations with a full breakdown of fees and Disclaimer will be provided.

You are, however, free to use a conveyancer of your own choosing.

If you opt to provide your own Legal Pack, we will require an electronic copy of all documents before your property can be listed for sale.





The background of the slide features a photograph of a classical building's exterior. On the left, there are several large, fluted stone columns standing on a series of wide stone steps. The steps lead up towards the columns. To the right of the steps, there is a dense, dark green hedge or bush. The overall scene is brightly lit, suggesting daylight. The text of the slide is overlaid on a semi-transparent grey rectangular area on the right side of the image.

## The Legal Pack typically includes:

**Title Documents:** These show the legal ownership of the property, any rights of way, easements, or other encumbrances, and any outstanding charges or mortgages.

**Local Searches:** These are vital for understanding potential risks in the surrounding area. They typically include details on local planning permissions, environmental risks (like flooding or contamination), and the condition of local roads and infrastructure.

**Special Conditions of Sale:** This section outlines any unique terms attached to the property. This could include conditions regarding vacant possession, rights of access, or specific obligations that the seller may have agreed to. Special conditions ensure that both parties understand the precise terms of the transaction.

**Caveat:** This is a legal notice placed on the property to highlight any outstanding matters that may need additional time to resolve before the sale can proceed. This can be due to factors such as a longer completion timeline or requirements to fulfil certain conditions, ensuring that the transaction moves forward smoothly while keeping all parties fully informed.

- If the property is Leasehold, a Management Pack may also be required. This can usually be obtained from your Freeholder or Managing Agent.



# RARE & DESIRABLE

✦ THE BIDDING PLATFORM ✦



[www.rareanddesirable.co.uk](http://www.rareanddesirable.co.uk)



[info@rareanddesirable.co.uk](mailto:info@rareanddesirable.co.uk)



0333 3584144



Rare & Desirable: The Bidding Platform  
167-169 Great Portland Street, 5th Floor  
London  
W1W 5PF