



BLANDY & BLANDY
solicitors

Choosing a
Conveyancer



Representing you in
life & business

Trusted legal
advice since
1733



“Our client has asked us to always recommend Blandy & Blandy and likewise she will be doing the same.”

Leading estate agent

A trusted reputation

With offices in Reading, Henley-on-Thames and London, Blandy & Blandy is recognised as one of the region’s leading law firms.

We advise clients on all aspects of their personal, family and business lives. Listening carefully to your’ needs and aims, we are committed to providing you with clear, practical and effective legal advice, a responsive and highly personal service and, crucially, value for money.

We are consistently recognised as a top tier firm of solicitors in the UK’s leading guides to law firms, Chambers UK and The Legal 500, and our successful approach is further reflected through a growing number of rankings, awards and nominations.

We are accredited by the Law Society’s Conveyancing Quality Scheme (CQS) and have also held the Law Society’s Lexcel quality mark since 2003. Of the 11,000 legal practices in England and Wales fewer than 10% have achieved this ‘gold standard’ for practice management, compliance and client care.

Our award-winning Residential Property team is one of the most established in the region. Our successful and often long-lasting relationships with clients are borne out in the excellent feedback we receive from both our clients and estate agents.

In Blandy & Blandy’s annual feedback survey, 99% of clients said that they would recommend our firm to others and 100% rated their experience as ‘good’ or ‘excellent’. You can also see what clients have said about working with us through Google Reviews and similar websites.



“By far the best conveyancing service we have received.”

Client

How we compare

As part of an independent survey of conveyancing firms across the UK, ESTAS received feedback from thousands of clients of firms nationwide. We outperformed the national average in every category and were ranked 11th in the UK.

Factor	Blandy & Blandy (% rated excellent)	Firms nationally (% rated excellent)
Overall satisfaction	93.3	90.6
Meeting deadlines	93.3	86.2
Communicating with other parties	86.7	82.9
Explaining the process	93.3	83.1
Likely to recommend the firm to others	96.7	89.1

Source: ESTAS 2017

"97% of clients would recommend Blandy & Blandy's conveyancing service to others."

ESTAS

Why choose us?

Buying or selling property is often considered to be one of life's more challenging experiences. Our dedicated Residential Property team is committed to ensuring that this isn't the case.

EXPERTISE AND EXPERIENCE

With an average of 20 years' professional experience, our team deals exclusively with residential property matters and handles sales and purchases of all sizes and levels of complexity. From buy to let apartments to executive family homes, listed buildings to new builds, whether you are a first time buyer or downsizing in retirement, every month our team conveys property collectively worth millions of pounds.

If there is any issue or a dispute with the property you are buying or selling, it's highly likely that we will have encountered it before and, most importantly, will know how to resolve things quickly and cost-effectively. Where needed, you can also trust in specialist expertise from across our firm, in relation to property disputes, commercial property and planning law. At times, advice on family law, wills and estate planning or probate matters may also be needed.

APPROACHABLE SERVICE

It is both useful (especially if an important or urgent issue arises) and reassuring to be able to meet your conveyancer face to face and with offices in Reading and Henley-on-Thames we are ideally located. Equally, we are adept at working remotely and keeping in touch with you via phone, email and video call where helpful. In Blandy & Blandy annual client feedback survey, in which nearly 400 clients participated, 99% rated our approachability as "good" or "excellent".

Furthermore, as a leading Thames Valley law firm, our team has extensive knowledge of the surrounding area and enjoys longstanding working relationships with many of the estate agents, surveyors, lenders and other professional firms based in the region, including other firms of solicitors. These relationships can make a significant difference in helping to ensure the smooth running and successful completion of a conveyancing transaction.

"A professional conveyancing service can save you time, money and problems in the future."

Client

"I just wanted to say how much we appreciate the support you give us with our clients. We don't take this or our amazing working relationship for granted."

Leading estate agent

LAW SOCIETY ACCREDITED AND AWARD WINNING

Blandy & Blandy is accredited by the Law Society's Conveyancing Quality Scheme (CQS), the recognised quality standard for residential conveyancing practices, reawarded annually.

At the 2017 ESTAS Awards, our team received a regional award for conveyancing excellence and was ranked 11th nationally based on feedback from several thousand clients of firms across the UK.

Blandy & Blandy was also named 'Property Law Firm of the Year' at the 2017 Thames Valley Property Awards and as a finalist again in 2018.

CLEAR, PRACTICAL AND TRUSTED LEGAL ADVICE

Our team will provide timely updates and advice in plain English that is clear, concise and easily understandable. From the outset you will enjoy direct contact with the dedicated member of our team dealing with your file on a day-to-day basis and they will keep you informed or answer questions you may have at every stage.

You can be confident that you will experience a highly personal service and that your matter will be handled in a professional, thorough and prompt manner – not always the case when selecting a lower cost alternative.

For example, when instructing many large conveyancing providers, you may not have regular and direct access to the person overseeing things. And often, they may not be an experienced conveyancer or solicitor but instead working in a team that is simply supervised by someone who is.

In Blandy & Blandy annual client feedback survey, 98% rated us as "good" or "excellent" for communication, whilst 99% of clients said that they felt able to make informed decisions.

How much should I pay for conveyancing?

The costs involved are obviously a factor to take into consideration when looking for a conveyancer or solicitor. However, it is important to consider what you get for your money; the saying "you get what you pay for" has never been truer than in the case of conveyancing to ensure you get value for money.

A conveyancer or solicitor is there to ensure that, as a seller or buyer, you and the other parties meet all of the required legal obligations and your rights and interests are protected during this transaction. Failing to identify any issues or risks may leave you exposed, financially and otherwise, immediately or in the future.

TRANSPARENCY

Some conveyancing quotes can appear cheaper than they actually are and may also include hidden fees.

Be comfortable that you are comparing like for like when making a final decision, and that any quote includes a comprehensive breakdown of both fees (the amount charged by the conveyancer or solicitor for their services) and disbursements (costs paid on your behalf, including property search fees, registry fees and Stamp Duty (SDLT)).

When contacting our Residential Property team, you will receive a clear and detailed quote, allowing you to review and understand our fees and any associated costs. We will of course be happy to discuss and explain the quote provided and the conveyancing process that follows if needed.

In Blandy & Blandy annual client feedback survey, 94% rated us as "good" or "excellent" based on cost.

"I would not hesitate to recommend Blandy & Blandy to anyone looking for a conveyancing solicitor."

Client

Our people

First impressions can never be repeated. It is important that you are able to speak to an experienced solicitor or conveyancer when obtaining a quote and that this is accurate, easy to understand and received promptly. How well things are handled at this early stage is likely to reflect the level of service and the overall experience that you can expect throughout your move and this should help you to decide whether you feel that you would be in safe hands.

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"Blandy & Blandy are one of the best firms in Reading. They will provide you with an excellent service and we have worked successfully with them for several years."

Leading estate agent

"We could not have wished for better conveyancing solicitors."

Client



"The best conveyancing solicitors we have ever come across"
Client

"A professional conveyancing service can save you time, money and problems in the future"
Client

"Blandy & Blandy are one of the best firms of conveyancing solicitors in the area"
Leading estate agent

"When the estate agent asked which solicitor we were using and we said Blandy & Blandy, they smiled and said "Good decision... they are the best in the area." And they were!"
Client

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