

# Amanda Williams

Senior Conveyancer



**Amanda is a Senior Conveyancer based at our Preston office.**

## Expertise

Based at our Preston office, Amanda is Senior Conveyancer having over 25 years hands on experience dealing with all types of residential conveyancing transactions including registered and unregistered property purchases, sales (Freehold and Leasehold) re-mortgages, transfers of equity and shared ownership. Amanda's also has expertise in the more complex residential transactions such as plot sales, new builds purchases, city centre apartment sales and purchases. She also deals with short term lending, Bridging Finance transactions, Informal Lease Extensions and Deeds of Variations.

Amanda has experience in acting for a wide range of clients, from first time buyers to property investors and developers. She provides a level of service that is attune to her clients' needs and consistently strives to achieve their wishes. She takes pride in maintaining a high level of client care and offering an approachable friendly service.

## Recent Work

Amanda recently represented a client selling an affordable home property. Her client had been advised by the estate agents that when she came to sell the property, this could only be sold for 80% of the market value of the property under the terms of the Affordable Housing Scheme. When Amanda investigated the title documents, she found that there was no clause within the Transfer stating this provision, and this had not been noticed by the solicitors acting for her client when she purchased her property. This would have been required by the Local Authority under the Affordable Housing Scheme. She immediately brought this to the attention of her client and the buyers solicitors and liaised directly with the original builder to arrange for a Deed of Variation to be drawn and the title to be rectified. She persuaded the buyers Solicitors to deal with the registration of this deed with their client's registration after completion, thus avoiding a delay to the sale and additional stress to both parties to the transaction.



A first class service provided by a friendly, professional team. I have nothing but praise for Amanda and the rest of the staff at BSG who were so helpful to me during the recent sale of my house. I have no hesitation in recommending their services.

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I've just completed on my first house and used BSG Solicitors. Amanda was very helpful and efficient. From buying the house to completion, I was moved in within 3 months. It was all very smooth with no issues at all. I was contacted at every point of the process.

