FOR LAWYERS AND LAW FIRMS

Before you accept a conveyancing role

From our article: **What does a conveyancer do, and what do they earn in the UK?**
Read it in full, with the sources for every figure: https://www.wilsonmannion.co.uk/insights/what-does-a-conveyancer-do-and-what-do-they-earn
Checked 22 October 2026. General information, not legal advice.

IN SHORT

A conveyancer handles the legal side of buying or selling property in England and Wales, from the draft contract to exchange, completion and registering the new owner. Published pay varies: the National Careers Service gives £25,000 for a starter and £65,000 for an experienced licensed conveyancer, and a July 2026 recruiter guide gives £45,000 to £75,000 at three years PQE and over. Pay moves with level, region, caseload and supervision duties.

Key takeaways

- A conveyancer runs the legal side of a sale or purchase, from the draft contract to registering the new owner at HM Land Registry.
- You can get there as a solicitor, as a licensed conveyancer regulated by the Council for Licensed Conveyancers, or with CILEX conveyancing practice rights.
- Published pay ranges differ by thousands of pounds. The National Careers Service gives £25,000 to £65,000. A July 2026 recruiter guide gives £45,000 to £75,000 at three years PQE and over.
- Level, region, caseload and supervision duties move pay more than the job title does.

Before you accept a conveyancing role

- [ ] I know the pay, and which level and region it matches.
- [ ] I have the working pattern in writing, including any hybrid days.
- [ ] I know how many live files I would carry and what the firm counts.
- [ ] I know who supervises me and how often we meet.
- [ ] I know my notice period and when I could start.
- [ ] I know the route to the next level and who decides it.
- [ ] The offer is in writing and matches what I was told.

A purchase, from instruction to registration

1. **Take instructions**
   The client instructs the firm. The conveyancer explains the stages, the costs and who does what.
2. **Review the draft contract**
   The seller's side drafts the contract. The buyer's conveyancer reads it and checks who owns the property.
3. **Raise enquiries**
   The buyer's conveyancer puts questions to the seller's side. The seller helps answer them, and details are negotiated if needed.
4. **Order searches and deal with the lender**
   Searches are arranged and paid for. Any mortgage lender's requirements are dealt with.

5. **Report to the client**
   The conveyancer advises the client on what was found and what the documents mean.
6. **Exchange contracts**
   Both sides sign and swap final copies. The agreement to buy and sell becomes legally binding, and the contract sets the completion date.
7. **Complete**
   The buyer's conveyancer pays the seller. The buyer receives the documents and the keys.
8. **After completion**
   The Stamp Duty Land Tax return and payment are due within 14 days of completion. In Wales it is Land Transaction Tax. The new owner is then registered at HM Land Registry.

The ladder, as BCL Legal defines it

1. **Paralegal**
   The entry level in the survey. It is where many careers start.
2. **Junior conveyancer**
   Can handle a small caseload of non-complex files.
3. **Advanced conveyancer**
   Can handle a mixed caseload with supervision.
4. **Senior conveyancer**
   Can handle a complex caseload without supervision.
5. **Expert or team leader**
   Strong technical ability across the role, or experience leading and mentoring a team.
6. **Head of department or team manager**
   Can run a busy department or a large team.