



Heritage
Nest Property Ltd

**INVESTMENT PROCESS
GUIDE**

**HELPING INTERNATIONAL
INVESTORS ACCESS THE UK
PROPERTY MARKET WITH
CONFIDENCE**





Initial Consultation

- We discuss your investment goals, preferred locations, property type, and budget to understand what you're looking for.





Property Search & Recommendations

- Receive a tailored shortlist of suitable properties, including brochures, floor plans, rental yield estimates, and market insights.





Select a property

- Choose your preferred property and review the key details such as price, expected completion date (for off plan), and projected returns.



Investment Process Guide



Compliance checks and fees

- Provide your ID documents and proof of funds to complete compliance checks.
- Pay for Compliance checks.
- Pay for service fee (2% of purchase price) subject to a minimum of £2000 and sign agreement.
- Pay the reservation fee to secure the property.
- The property is officially taken off the market.



Investment Process Guide



Appointment of UK Solicitor

- Appointment of a UK Solicitor
- Formal Instruction of a UK solicitor to carry out:
- Anti-Money Laundering (AML) checks
- Contract review
- Title and legal searches
- Developer / building due diligence
- They represent your interests throughout the legal process.





Exchange of Contracts

- Once legal checks are complete:
- You sign the sales contract
- Pay the first deposit to your appointed Solicitor (typically 10–30% depending on the development)
- At this stage, the purchase becomes legally binding.





Completion

- When the property is ready:
- Pay the remaining balance to your solicitor
- Your appointed solicitor completes the transaction
- Ownership officially transfers to you
- You receive keys or handover documentation





*Local expertise.
Global investors.
Smarter UK property
decisions.*





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For More Information

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