

# Matthew Sabine joins to lead the residential property team

**We are pleased to announce Matthew Sabine will be joining the team in Heathfield as a partner and head of our residential property department.**

Matthew brings 15 years of experience, and he is an expert on the property market in East Sussex and in the South East. He has dealt with a wide range of sales and purchases, from studio apartments to significant country estates.

'I am very excited to take on this new role with Hughes Solicitors and look forward

to working with clients and property professionals in the area,' says Matthew.

He advises on all residential property matters including freehold or leasehold sales and purchases, remortgaging, deeds of variation, lease extensions, easements, transfers of equity, newbuild, and rural property and land.

Matthew has an established reputation as being a 'go to' property lawyer - one who can be relied upon to guide his clients through important real estate transactions.

Visit our website for more details:

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



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## Executors' checklist

If you are an executor to a will, your solicitor will need documentary proof of ownership or entitlement to the various assets. This will enable them to apply to banks and other institutions to cash in accounts and sell or transfer assets.

Here is a handy checklist of the most common documents (or login details) you will need:

- bank and building society account statements showing up-to-date balances;
- share certificates to enable stock transfer forms to be completed;
- land and property deeds or documents showing proof of legal ownership;
- documents relating to any business interests;
- details of personal items of value, such as expensive jewellery, antiques and collectables; and
- passwords for digital assets, such as investment platforms, cryptocurrency accounts, multi-media services, websites or social media.

If you are putting your affairs in order, don't forget to let your executors know where to find all this information.



## Putting your affairs in order...

**'Putting your affairs in order provides an opportunity to think about how you wish to be treated and cared for, the legacy you will leave, and how you might like your life to be celebrated,' says partner Cerrig Parr.**

Here are seven key things we recommend you consider:

**Choosing executors or attorneys** - ask people that you trust and help them to understand your wishes.

**Preferences for care arrangements** - you can incorporate preferences in a lasting power of attorney about the type of care you would like to receive and where.

**Organ donation** - since May 2020, adults in England and Wales are deemed to have agreed to donate their organs after death. If you do not agree, you need to opt-out and you can do so at [www.organdonation.nhs.uk/register-your-decision/](http://www.organdonation.nhs.uk/register-your-decision/)

**Funeral arrangements** - we encourage you to consider your wishes as to religious preferences, music, charitable donations, and arrangements to cover the costs, providing guidance to your family at a difficult time.

**Your online accounts** - leaving a list of account details with your will is extremely helpful and they can be stored together securely and safely.

**Tax planning** - the rules around inheritance tax and the various tax reliefs on property and business are complex, and professional advice should always be sought.

**Family problems** - disputes can unfortunately arise where there is uncertainty about someone's wishes, where a decision might be unpopular, or if you disinherit someone. If you are worried about a dispute over your estate, you should speak to your solicitor.

# 3 tips for selling your house



**Collect all the paperwork** about your property together to ensure that no important documents are missing, for example, permissions or certificates for works that have been carried out. Your solicitor can advise you on this if you are not sure and also provide you with the information forms you need to complete for the conveyancing process.

**Speak to your solicitor** if there may be problems with the title of your property and seek advice on how these can be rectified. This will help save time later on once a buyer has been found, as dealing with these issues in the conveyancing process can often cause delay.



**Use a local estate agent** who knows the area well and is best placed to advise on marketing your property. Ask them to cast a critical eye over your property and advise if they think any maintenance or improvement work is worthwhile for the sale. Remember, most buyers will have a professional survey carried out so it can be beneficial to have work done before the property is marketed.

## P.E.T. Corner

We are all animal lovers at Hughes Solicitors, and usually have the company of office dogs Boadie and Babs with us daily.

For this edition of Hughes News, we are introducing Dee Benians' two ragdoll cats Claude and Louis. They are 18 months old and named after two of Dee's favourite French composers, Claude Debussy and Louis Vierne.



Claude is by some distance the naughtiest cat Dee has ever owned, frequently jumping on tables and sideboards scrounging for food - regardless of being told off by his owners!

If he has not been fed by 6.00am, he goes to the letterbox and lifts it repeatedly, slamming it loudly and awakening the whole household.

Meanwhile, Louis is reserved but loves to play and is hugely affectionate. His naughty habit is attempting to tunnel his way under the fence into next door's garden Shawshank Redemption style - he has succeeded only once!



# Meet our friendly and efficient team

## Private Client



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## THE LEGAL SMILE PRINT

Two lawyers (in the days before Covid-19) went into a diner and ordered two drinks.

Then they produced sandwiches from their briefcases and started to eat.

The owner became quite concerned and marched over and told them 'You can't eat your own sandwiches in here!'

The lawyers looked at each other, shrugged their shoulders, and then exchanged sandwiches ...

### Opening Hours:

8.45am to 5.00pm

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