

Unfortunately, under Spanish Law, the property cannot pass automatically under the deceased's will directly to the survivor.

In order to sell or transfer the weeks an application will have to be made for an Inheritance Escritura which effectively removes the deceased's name from the deed which can then be transferred to the survivor's sole name.

This can prove costly, which is why WimPen have for a number of years been advising owners at AGM's and via newsletters to obtain Powers of Attorney, NIE numbers and organise a Spanish will., or easier still to convert the ownership to the Holding C°.

Unless an Inheritance Escritura is prepared the Escritura will always remain in the land registry in the joint names and the property cannot be sold or transferred.

We suggest that the owner may wish to contact one of the following UK Spanish Notaries which have been used by other owners.

They will be able to assist you and offer an idea of the costs involved.

B Legal Solicitors
Spanish Department
5 Station Parade
Beaconsfield
Bucks HP9 2PG
Tel: 01494 672661
Fax: 01494 730177

J.E.P. Pinto
Bracton House
34-36 High Holborn
London WC1V 6AE
Tel: 020 7190 1730
Fax: 00 44 20 7190 1734

Jorge Iguacel Spanish Lawyers
36 Clarence Street
Essex SS1 1BD
Tel: 01702 333341
Fax: 01702 333342

There is no requirement for the client to visit the Notaries offices as the matter can be dealt with via the postal system or email.

Once transferred they will then be in a position to transfer to the Holding C° or sell and transfer to a third party.

The process can be made easier if you have already arranged power of attorney