

Price Transparency - Residential Conveyancing Residential Conveyancing Pricing Information

Our property team handles all aspects of buying and selling residential property.

We can advise clients on a wide range of residential property matters including:

- Sale and purchase of both freehold and leasehold property
- lease extensions, both by agreement between the parties or by statutory notice
- auction sales and purchases
- buying new build properties from developers
- acting for lenders
- dealing with mortgage finance
- buying arranging deeds of variations for defective leases
- restrictive covenants and easements

We also act on probate and court of protection sales and trusts for co-ownership transactions.

Our Property Team

Alan Taylor	Solicitor
Kate Marmion	Solicitor
Lorna West	Solicitor

Details of experience and qualifications can be found in the “Our People” section of our website.

Pricing

We take pride in delivering a bespoke service. For this reason, we do not have a standard fee and our fees reflect the particular circumstances and features of the transaction. Our charges are usually based on a fixed fee basis plus any extra administrative charges and disbursements (costs made to others on your behalf).

This fixed fee will be quoted to you at the outset and means there will be no hourly fees or hidden rates.

The information on costs and timing is provided for guidance only. It is not a quotation. We shall be pleased to provide more detailed costs information relating to a particular matter on request.

You will have to budget for both our fees and disbursements, which are incidental standard costs payable to third parties, e.g. Local Authorities, Land Registry and HMRC. We handle the disbursements on your behalf to ensure the transaction proceeds seamlessly.

Fees

Our fees are linked to the price or value of the property and in order to assist you, the following table sets out our current fee structure:

Purchases

Property Value	Freehold Fee*	Leasehold Fee*
Up to £500,000	£1000- £1500	£1150 - £1650
£500,000 to £1m	£1600 - £3000	£1750 - £3150
£1m to £2m	£5000	£5150
£2m +	On enquiry	On enquiry

Sales

Property Value	Freehold Fee*	Leasehold Fee*
Up to £500,000	£1000- £1350	£1150 - £1500
£500,000 to £1m	£1450 - £2850	£1,600 - £3,000
£1m to £2m	£4850	£5,000
£2m +	On enquiry	On enquiry

Timing

The length of time a transaction will take from acceptance of your offer until completion will depend upon a number of factors. If required to do so we will complete in a day or two but alternatively it can also take up to a few months. We would estimate that the average time would be between 4-8 weeks.

In addition, we will deal with shared ownership schemes, help to buy, new builds and problem-solving where property is involved and for these matters quote will be provided on application.

Disbursements

The standard disbursements anticipated for a purchase transaction are set out below. The list is not exhaustive and other disbursements may apply depending on the particular circumstances.

- Search fees £300 (approx.)
- Land Registry Search £3
- Bankruptcy search per name £2
- Bank transfer fee £3/£15
- Land Registration Fee £20 and £910 (depending on property value)

If the property is leasehold, there will be additional disbursements as stipulated in the lease. Notices of transfer and charge are usually between £35 to £200 plus VAT per notice, deeds of covenant are usually between £50 to £750 plus VAT and certificates of compliance are usually between £50 to £350 plus VAT.

Stamp Duty Land Tax

The amount of tax payable will depend upon the purchase price, the particular transaction and whether you own other properties. You can calculate the amount you will need to pay by using HM Revenue & Customs website or if the property is located in Wales by using the Welsh Revenue Authority website. We do not provide tax advice but we can provide you with where you may obtain guidance and professional advice.

Referral fees

We do not pay referral fees to estate agents in relation to any of our conveyancing work undertaken.

Stages of the Process (Purchases)

The stages involved in the purchase of a residential property vary according to the circumstances.

Some of the key stages include:

- take your instructions and give you initial advice
- check finances are in place to fund purchase and contact lender's solicitors if needed
- receive and advise on contract documents
- carry out searches
- make any necessary enquiries of seller's solicitor
- give you advice on all documents and information received
- go through with you the conditions of the mortgage offer
- send final contract and if applicable mortgage deed to you for signature
- agree completion date (date from which you own the property)
- exchange contracts and notify you that this has happened
- arrange for all monies needed to be received from you and the Lender including apportionments of ground rents and service charges
- carry out pre-completion searches
- complete purchase
- submit Stamp Duty Land Tax return
- deal with application for registration at Land Registry
- provide you with a copy of completed registration at the Land Registry
- give notice of your purchase to your landlord (if the property is leasehold).

Stages of the Process (Sales)

The stages involved in the sale of a residential property vary according to the circumstances.

Some of the key stages include:

- take your instructions and give you initial advice
- prepare draft contract documents
- request service charge pack from the freeholder (if the property is leasehold)
- replying to enquiries raised by the Buyer's solicitors
- give you advice on all documents and information relevant to the sale
- send final contract to you for signature
- agree completion date (date on which you will vacate the property)
- exchange contracts and notify you that this has happened
- send final transfer documents to you for signature
- complete the sale
- settle the agents' sale invoice from the sale proceeds
- redeem any mortgage(s)
- account to you with any balance of funds held.