



RESIDENTIAL CONVEYANCING PRICE LIST

As part of our professional rules, we aim to ensure that anyone wishing to use our services has the information they need to make an informed choice of legal services provider, including understanding what the costs may be.

Freehold Purchase / Sale

Price Fees from (excluding VAT and disbursements):

Up to £250,000 - £500.00

£250,000 to £500,000 - £600.00

£500,000 to £750,000.00 - £800.00

£1,000,000 plus - £1,500.00

Leasehold Purchase / Sale - £750.00

Re-mortgage - £450.00

Transfer of Property

With mortgage - £450.00

No Mortgage - £350.00

Purchase of Freehold Interest - £600.00



Additional Information – Residential Purchase

Our fees* cover all of the work required to complete the purchase of your property, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales. Please note that the full details of the work involved in the transaction will be particularised in your retainer.

Disbursements are costs related to your matter that are payable to third parties, such as search fees and Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Land Registry Fees

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using the [HM Land Registry website](#).

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website](#).

How long will my house purchase take?

The average process takes between 6 - 8 weeks, but this depends upon a number of factors, for example how many parties are involved in the chain or whether there are any complexities in your transaction.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. We anticipate that the following work would be undertaken, however the list is not exhaustive, and will be dependent upon each transaction:

- 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
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received



- Go through conditions of mortgage offer with you
- Send final contract 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 lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry and any other post-completion formalities

Purchase of a leasehold residential property

There are likely to be additional disbursements in the purchase of a leasehold property. There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- Notice of Transfer fee – This fee if chargeable is set out in the lease.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease.

These fees vary from property to property. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.



Additional Information - Sale

Our fees* cover all of the work required to complete the sale of your property, including dealing with registration at the Land Registry. Please note that the full details of the work involved in the transaction will be particularised in your retainer.

Disbursements are costs related to your matter that are payable to third parties, such as Office Copy Entries from HM Land Registry. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. We anticipate that the following work would be undertaken, however the list is not exhaustive, and will be dependent upon each transaction:

- (a) investigating the title to the property, to include:
 - (i) preparing a sale contract and forwarding protocol and title documents for the property to the buyer's solicitor;
 - (ii) answering pre-contract enquiries raised by your buyer;
- (b) negotiating a transfer document;
- (c) advising you in respect of your mortgage/s redemption;
- (d) proceeding to exchange of contracts and then completion of the sale;
- (e) transferring redemption funds by telegraphic transfer to the lender
- (f) forwarding the net proceeds of sale to you
- (g) forwarding deeds and documents to the buyer's solicitor on completion of your sale.

*Our fee assumes that:

- a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- b. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complications arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Your matter shall be handled by a qualified solicitor. Most, if not all, of the work on your case will be handled by a solicitor. There may be occasions when the solicitor is not immediately available, and, in these circumstances, an assistant will be able to assist you.

