

CONVEYANCING FEES

We will give you a fixed Conveyancing fee at the start of your transaction based on the following assumptions:-

- 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 complication 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.

Our fees start at £500 plus VAT at the applicable rate (currently 20%) making a total of £600

Please phone our Conveyancing Team who will work out an affordable quote for you based on your individual circumstances and requirements.

We offer discounted fees for existing clients and first time buyers

Our Conveyancing Team:

Beverley Jones, Supervising Partner (LLB Hons) who has in excess of 20 years' experience in all aspects of Conveyancing

David Williams, Partner (BSc Hons) who also has in excess of 30 years' experience in all aspects of Conveyancing and acting for Developers

David Jones, Partner (LLB Hons) who has in excess of 7 years' experience in all aspects of Conveyancing

OUR FEE SCALE not including VAT

PROPERTY PRICE	FREEHOLD SALE FEE	FREEHOLD PURCHASE FEE	LEASEHOLD SUPPLEMENT
	PRICE RANGE	PRICE RANGE	
Up to £150,000	£500 - £550	£500 - £580	£80
£150,001 - £250,000	£550 - £650	£580 - £700	£80
£250,001 - £350,000	£650 - £750	£700 - £780	£80
£350,001 Upwards	£750 upwards	£780 upwards	£80
ADDITIONAL FEES	SALE	PURCHASE	
Help to Buy ISA		£80	
ID Check	£10	£10	
Joint Ownership Trust Deed		£60 - £150	
Telegraphic Transfer Fee	£30	£30	

DISBURSEMENTS (payments to third parties)	SALE	PURCHASE	VAT payable
Local Search		£80 - £150 Depending on the location	Yes
Drainage Search		£50 - £80 Depending on the location	Yes
Environment Search		£50 - £80 Depending on the location	Yes
Mining Search		£35	Yes
SDLT		Please see HMRC SDLT Calculator https://www.gov.uk/stamp-duty-land-tax/residential-property-rates	No
Land Registry Fees	£6 - £20 Depending on your Title Register entries	See Table below	No
Leasehold Fees payable to Freeholder/ Management Company	See examples given above	See examples given above	Yes

Our fee range is to give flexibility depending on factors such as the location of the property, type of property (eg listed building, rural property) and whether you have any additional requirements.

Other legal fees for property transactions

Re-mortgage £300 - £400 plus VAT

Payments to third parties (Disbursements)

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees, Search fees, copies of Planning Permissions, freehold sale packs, notice fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. Please note that the fees paid to third parties can vary from property to property and can on occasion be significantly more than the examples given below. We can give you an accurate figure once we have sight of your specific documents. You should also be aware that with leasehold properties, 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.

Stamp Duty Land Tax (SDLT)

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, the Welsh Revenue Authority's website. If you are a first time buyer you will not pay SDLT on a purchase of up to £500,000. If you are buying a second property you will be liable to pay higher rate SDLT

Additional fees paid to third parties if you are buying a leasehold property:

- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can be £150 upwards
- Notice of Charge fee (if the property is to be mortgaged) - This fee is set out in the lease. Often the fee is £150 upwards
- Deed of Covenant fee - This fee is provided by the management company for the property and can be difficult to estimate. Often it is £150 upwards
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can be £150 upwards

Land Registry Fees

Price	Registered Land	Unregistered Land
Up to £80,000	£20	£40
£80,001 – £100,000	£40	£80
£100,001 - £200,000	£95	£190
£200,001 - £500,000	£135	£270
£500,001 - £1,000,000	£270	£540
£1,000,001 upwards	£455	£910

How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 6 to 12 weeks. It can be quicker or slower, depending on the parties in the chain as you progress at the speed of the slowest link in the chain. So for example, if one party is delayed obtaining their mortgage, or a problem arises from a Survey report, this will delay your transaction also.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances but the key stages are:-

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase
- 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