

PROPERTY PRICING

Sale and Purchase of Residential Property

How much does this service cost?

No two transactions are the same and our fees will reflect the particular details of your sale and your purchase. For example, dealing with the purchase of a property in a brand-new development or a leasehold flat, will often involve much more work than buying a freehold terraced house. This means that we are not able to give you an exact cost of our services until we have the full details of what your personal transaction will involve, including the type of property that you are purchasing.

What we can say is that our fees start from £650 plus VAT and 'disbursements' (which we explain below). If a transaction has unexpected complications, we would always inform you of that and discuss with you the potential consequences and advise you of the additional work to be carried out, before any extra charges are made. Protracted negotiations may also require the fee to be revised.

Our range of fees for sale and purchases of up to £1 million are set out below and are exclusive of VAT and disbursements. We will be happy to provide you with a personalised fee estimate for sales and purchases with prices in excess of this figure, which we deal with on a regular basis. These fees are indicative of acting on behalf of private individuals and do not apply to companies who are looking to buy, sell or re-mortgage a property.

Our price range reflects the location and experience of the conveyancer(s) dealing with your transaction.

For Freehold Transactions:-

Property value	Sale	Purchase
<£200,000	£650 + VAT 20%	£700 + VAT 20%
£200,001 - £400,000	£750 + VAT 20%	£800 + VAT 20%
£400,001 - £600,000	£850 + VAT 20%	£900 + VAT 20%
£600,001 - £1m	£950 + VAT 20%	£1000 + VAT 20%
£1m - £4m	1% of sale value + VAT 20%	1% of purchase value + VAT 20%

For Leasehold transactions:-

Property value	Sale (exc VAT)	Purchase (exc VAT)
<£200,000	£750 + VAT 20%	£750 + VAT 20%
£200,001 - £400,000	£850 + VAT 20%	£850 + VAT 20%
£400,001 - £600,000	£950 + VAT 20%	£950 + VAT 20%
£600,001 - £1m	£1050 + VAT 20%	£1050 + VAT 20%
£1m - £4m	1% of sale value + VAT 20%	1% of sale value + VAT 20%

The above fees are applicable whether or not the property is being purchased with the assistance of a Mortgage, and if so, assumes that we will also be acting on behalf of the mortgage lender.

In addition, the following may also be applicable depending on the nature of your transaction (these are all subject to VAT at 20%)

Leasehold Interest £95.00
 Unregistered Titles - £250.00
 Deed of Trust - £150.00 to £350.00
 Dealing with matrimonial lawyers for removal of Notices - £100.00 to £200.00
 Powers of Attorney - £150.00
 Assignment of Insurances - £35.00 per policy
 Acting for Lender/Mortgage Provider - £100 to £350.00
 Drafting Deed of Covenants - £125.00

Drafting Assured/Short-hold Tenancy - £200.00
 Deed of Postponement - £100.00 per deed
 Removal of Second Charge/loan - £95.00
 Dealing with a third-party lawyer - £150.00
 Drafting Statutory Declarations - £50.00
 Deed of Guarantee - £150.00 to £250.00
 Islamic Mortgages - £500.00 to £600.00
 Drafting Company Resolutions - £150.00 to £250.00
 First Time Buyer ISA Savings Scheme - £150.00
 Help to Buy Scheme - £250.00

Our fee assumes that:

- 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;
- this is the assignment of an existing lease and is not the grant of a new lease;
- the transaction is concluded in a timely manner and no unforeseen complication arise;
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation; and
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Our conveyancing fees are fixed fees and we will inform you if there are to be any unforeseen additional costs as soon as we are aware of them.

Purchase of a Residential Property

Our fees

Our fees cover all of the work outlined below, including dealing with registration at the Land Registry and dealing with the payment of stamp duty land tax (SDLT) if the property is in England, or land transaction tax (Land Tax) if the property you wish to buy is in Wales.

Property value	Sale Freehold	Purchase Leasehold
<£200,000	£650 + VAT 20%	£700 + VAT 20%
£200,001 - £400,000	£750 + VAT 20%	£800 + VAT 20%
£400,001 - £600,000	£850 + VAT 20%	£900 + VAT 20%
£600,001 - £1m	£950 + VAT 20%	£1000 + VAT 20%
£1m - £4m	1% of sale value + VAT 20%	1% of purchase value + VAT 20%

Disbursements

Disbursement	Cost – No VAT is applicable
Local, Environmental, Drainage and Chancel Searches	£190
Coal Authority Search (if applicable)	£50
Land Registry Fee: <i>Property Price up to £80,000</i> <i>£80,001 to £100,000</i> <i>£100,001 to £200,000</i> <i>£200,001 to £500,000</i> <i>£500,001 and above</i>	<i>(online fees)</i> £20 £40 £95 £135 £270
Land Registry Search	£3.90

Bankruptcy Search	£2.90 (per person)
Stamp Duty	This depends on the purchase price of your property. You can calculate the amount you will need to pay by using the tools on HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website .

The Land Registry Fee will be double the above figure if it is a first registration (new build) i.e. if the property price is £80,001 to £100,000 the fee will be £80.

What services are included and the keys stages of a case

The precise work and stages involved in the purchase of a residential property vary according to the circumstances and typically include:

- ordering searches deemed necessary in respect of the property;
- checking the results of the searches together with the Contract and supplemental information provided by the Seller;
- obtaining all documents necessary to prove title and other relevant papers such as Planning Permissions and Guarantees;
- preparing a report on your purchase covering all the above matters and going through these with you;
- checking the source of funds;
- preparing the Transfer Deed and obtaining your signatures to these documents together with the Contract;
- exchanging Contracts with the Seller's solicitors;
- preparing a completion statement in readiness for completion;
- completing the Report on Title;
- delivery of the signed Transfer Deed on the completion day; and
- attending to stamping and registration formalities and communicating with you on the day of completion regarding the collection of keys.

What is not included within our fees/service

- Visiting/inspecting the property itself – we are not responsible for investigating or verifying the physical structure of the property and therefore you should instruct a surveyor to investigate this on your behalf and request that they prepare a report. If instructed by you, we can then raise any issues with the sellers/seller's solicitor on your behalf.
- Handover of keys on completion – this should be arranged either through the estate agent or directly with the seller.
- Drafting of additional documents which, although their need may have come to light during the transaction, do not directly affect the transaction, e.g. Declarations of Trust, Wills etc.

How long will the process 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 6-10 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first-time buyer, purchasing a new build property with a mortgage in principle, it could take anything from 6-18 weeks. It is generally going to be a quicker process if you are not involved in a chain. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 8 and 12 months, and additional charges would apply.

Sale of a Residential Property

Our fees

Our fees cover all of the work outlined below, including dealing with redeeming mortgages and paying you the balance of the completion funds.

Disbursements

Disbursement	Cost
Office Copies	£16
I.D. and Money Laundering Check	£7.20 per person (including VAT)
Bank Charge	£27.60 (No VAT) per transfer

What services are included and the key stages of a case

The precise work and stages involved in the sale of a residential property vary according to the circumstances and typically include:

- obtaining the Title Deeds and checking them thoroughly;
- preparing the draft Contract;
- deducing title either by way of Epitome or by obtaining Office Copies of your Title from the Land Registry;
- providing assistance, if necessary, in completing the Seller's Information and Fixtures and Fittings forms;
- dealing with pre-contract enquires raised by the Buyer;
- securing your signature to the Contract and Transfer Deed;
- exchanging Contracts with the Buyer's solicitor;
- obtaining redemption figures and instructions on the discharge of a Mortgage affecting the property;
- providing you with a completion statement;
- ensuring all monies due are received on the completion date;
- delivering the Transfer Deed and other documents to the Buyer;
- attending to the discharge of your Mortgage and Estate Agents' invoice (if any); and
- communicating with you on the day of completion in regards to the handing keys.

What is not included within our fees/service

- Handover of keys on completion – this should be arranged either through the estate agent or directly with the buyer.
- Drafting of additional documents which, although their need may have come to light during the transaction, do not directly affect the transaction, e.g. Declarations of Trust, Wills etc.

Re-mortgages

How much does this service cost?

Our fees cover all of the work required to complete the re-mortgage of your existing home, including dealing with the redemption of any existing mortgage secured over your property, the registration at the Land Registry of the new mortgage and, if a leasehold property, service of notice of mortgage on the landlord and/or management company.

Re-Mortgage/Equity of Transfer Value	Legal Costs (exc VAT)
£1.00 -£250,000	£350 + VAT 20%
£250,001 - £500,000	£475 + VAT 20%
£500,001. – £1,000,000	£675 + VAT 20%
1 mill plus	£1,500 + VAT 20%

Disbursement	Cost – No VAT
Office Copies	£16
Land Registry Fee:	<i>(online fees)</i>
Property Price up to £80,000	£20
£80,001 to £100,000	£40
£100,001 to £200,000	£95
£200,001 to £500,000	£135
£500,001 and above	£270
Local Search Indemnity	£20
Bankruptcy Search	£2.90 (per person)
Land Registry Search	£3.90

Additional fees

I.D. and Money Laundering Check	£7.20 per person (including VAT)
Electronic transfer of funds (e.g. to redeem an existing mortgage / pay sale proceeds to client)	£27.60 (including VAT) per transfer

Our conveyancing fees are fixed fees and we will inform you if there are to be any unforeseen additional costs as soon as we are aware of them.

What services are included and the key stages of a case

The precise work and stages involved in the re-mortgage of a residential property vary according to the circumstances and typically include:

- investigating title to your property on behalf of your new mortgage lender;
- effecting and perusing results of searches deemed necessary in respect of the property;
- considering the details of your Mortgage Offer and dealing with any conditions attached to your Mortgage Offer;
- preparing a report form covering all of these matters;
- going through the Mortgage Offer and conditions with you;
- obtaining your signatures thereto;
- prepare Mortgage Deed;
- completing the Certificate of Title and requesting the Mortgage Advance;
- effect Land Registry and Land Charge Searches and address all entries thereon;
- attend to completion of mortgage;
- attend to Land Registration of Mortgage Deeds;
- submit Deeds to relevant parties;
- writing to you and your lender with the Title Information Document received from the Land Registry confirming registration of the property into your name and registration of the charge in favour of your new lender.

What is not included within our fees/service

- Visiting/inspecting the property itself – we are not responsible for investigating or verifying the physical structure of the property and therefore you should instruct a surveyor to investigate this on your behalf and request that they prepare a report. If instructed by you, we can then raise any issues on your behalf.
- Drafting of additional documents which, although may have come to light during the transaction, do not directly affect the transaction, e.g. Declarations of Trust, Wills etc.

How long will the process take?

How long it will take from your mortgage offer until the mortgage is registered against the property will depend on a number of factors. For example, number of mortgages to redeem. The average process takes between 4-6 weeks.

VAT

VAT is payable at the rate of **20%** and is added to our profit costs.

Who will have conduct of your transaction

- Caroline Dee – Director / Solicitor. Caroline was admitted as a Solicitor in 2009 and since then has always handled all types of residential conveyancing matters and works almost exclusively in that area. She has experience in dealing with sales and purchases of both freehold and leasehold properties, shared ownership properties, remortgages, and she also often works closely with builders of new build development. Caroline's files are supervised by David Bendell.
- Manjinder Singh Susch – Director. Manny has been doing Conveyancing since 2009 and deals with all types of residential (land, newbuild, plots, leasehold and freehold), commercial (sales and purchases) and leases including sales and purchases of business, and transfer of licences. He is proficient in sales, purchases, right-to-buys, re-mortgages and transfer of equity. Manjinder's files are supervised by Sameera Saddiq.
- David Bendell – Director / Solicitor. David has been a solicitor for over 40 years and works in various areas of practice. He deals with all types of residential and commercial conveyancing matters and as a Charity trustee himself he has experience of handling property work on behalf of charities. David's files are supervised by Caroline Dee.
- Pauline Bendell – Legal Executive. Pauline has been a Legal Executive for over 40 years and she has been working in residential conveyancing as one of her areas over that time. She deals with all types of residential conveyancing including equity release matters. Pauline's files are supervised by Caroline Dee.
- Kevin Carroll – Solicitor. Kevin qualified as a solicitor in 1985 and has since that date acted in both commercial and residential conveyancing matters. Kevin has a vast experience in both registered and unregistered titles and freehold and leasehold properties. Kevin's files are supervised by Caroline Dee.
- Debbie Rosson – Conveyancer. Debbie deals with all types of residential property matters and has over 30 years' experience. Debbie's files are supervised by Kevin Carroll.
- Daljit Bagga – Director / CLC Conveyancer. Daljit deals with all types of residential property matters and has over 30 years' experience. Daljit's files are supervised by Sameera Saddiq.