

## RESIDENTIAL CONVEYANCING

We only handle sales and cash purchases in the UK.

Our fee covers all work including dealing with registration at the Land Registry and 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.

<b>Purchase price:</b>	<b>Cash Purchase</b>	<b>Sale</b>
<b>Freehold properties</b> Up to £500,000	£999.00	£850.00
£500,001 to £750,000	£1250.00	£1100.00
£750,000 to £1,000,000	£1750.00	£1500.00
Over £1,000,000	A percentage of the price. Please call for a bespoke quote.	A percentage of the price. Please call for a bespoke quote.
<b>Leasehold property</b> Up to £500,000	£1200.00	£950.00
£500,001 to £750,000	£1500.00	£1250.00
£750,000 to £1,000,000	£2000.00	£1500.00
Over £1,000,000	A percentage of the price. Please call for a bespoke quote.	A percentage of the price. Please call for a bespoke quote.
<b>Plus Disbursements</b>		

The figures quoted above exclude VAT and assume a straightforward transaction without unforeseen complexity or issues. As usual, if a matter becomes complex or prolonged, the fee

### Work included in fixed fee:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender or their solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of the other party's solicitor
- Respond to enquiries
- Give you advice on all documents and information received
- Go through the conditions of the mortgage offer with you
- Send final Report to you with the contract for signature
- Agree the completion date with the other party's solicitor
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from the lender, the other party or you

- Complete purchase /sale
- Deal with payment of Stamp Duty/Land Tax, and payment to any third parties
- Deal with application for registration at Land Registry where relevant

### **Disbursements**

Disbursements (i.e. expenses), are costs related to your matter that are paid to third parties, such as land registry, HMRC etc. These expenses are never included in our fees. We require funds on account, in order to handle these expenses to ensure a smooth process. The usual disbursements include (but not limited to):

- Search fees – between £250.00 and £400.00 depending on the type and volume of searches required
- Stamp Duty Land Tax – varies depending on the facts. A calculator is available on the .gov website
- Land Registry fee – these also vary. A list is available on the Land Registry website
- Managing Agents pack on sale of leasehold – These vary, so we request this information and turnaround times, as soon as we are instructed
- Freeholder fees – These vary, so we make enquiries as soon as possible from the start of the transaction. Typically, these will range from £250.00 to £500.00 including VAT.

### **How long will my matter take?**

The duration from an offer being accepted until completion will vary from transaction to transaction. Usually, the process takes between 6 to 8 weeks, but leasehold transactions can take up to 4 months.