

RESIDENTIAL CONVEYANCING FEES

OVERVIEW

At the outset of each matter, we shall provide you with an estimate of our fees relating to your particular transaction. These will be based on a number of factors relating to your individual transaction which reflect in particular the amount of work we anticipate as necessary and the value of the transaction.

However, please note that we reserve the right to amend that estimate to take into account any unforeseen issues we identify as the case proceeds (although, in practice, this happens in less than 1% of our cases). It is open to you to decide when provided with a revised estimate whether to ask us to stop working for you at that point, whereupon you are only responsible for the costs to that time, or to agree the new estimate. You will not be charged in excess of any estimate, revised as appropriate, that we agree with you.

WORK INVOLVED

We are happy to discuss with you the individual steps to be taken by us in a matter. However, by instructing us, you are entitled to expect that we shall deal with all the necessary legal formalities in your transaction from start to finish. In basic terms, this involves us identifying precisely the property you are dealing with; what matters such as rights and obligations attach to it; drawing up the necessary documents to be approved by you to reflect this; and then acting for you in the contractual requirements to bring the transaction to the required conclusion.

We are occasionally asked to deal with matters outside the legal formalities (eg chasing up other parties / their solicitors to proceed, putting your non legal queries to the other side, liaising with third parties on your behalf and dealing with post completion concerns). As part of the overall experience we offer our clients, we may be able to do so without charge. However, where we believe this may detract from the service we can offer you or our other clients, we reserve the right to limit our work to the legal formalities and / or only proceed if you agree to meet our additional costs involved.

TIMESCALE

It is not possible for us to identify how long an individual transaction may take. This is because, in almost all cases, your own transaction is not a "stand alone" but needs to be coordinated with other transactions in a chain and / or the requirements of a lender. In addition, the setting of a completion date might be based on a number of non transactional factors (eg a party being on holiday or school term times).

However, for our part, we would expect to be able to complete all the necessary paperwork to be ready to exchange on a sale or purchase within 3 to 6 weeks (primarily dependent on the other side responding to us and / or relevant searches being obtained).

We shall always keep you informed of the progress being made with your transaction and (where possible) the likely timescale before it completes.

OUR STAFF

Your matter will be handled by a named specialist conveyancer identified at the outset, assisted by administrative staff. Please refer to the relevant section of our website for details of the qualifications and experience of the staff involved.

We do, however, reserve the right to involve another conveyancer on a temporary or permanent basis where appropriate (eg to cover illnesses / holidays or ensure your matter is dealt with expeditiously). Details of our staff and their experience are shown elsewhere on this website, or can be supplied to you on request.

TYPICAL FEES

We would expect the fees in most cases to fall within the following ranges which are provided for illustration purposes :-

SALE OR PURCHASE OF FREEHOLD

Value of property :	Fees :
Up to £250,000	£500 - £750
£250,001 to £500,000	£650 - £1,000
£500,001 to £750,000	£900 - £1,250
£750,001 to £999,999	£1,200 - £1,500
£1,000,000 +	TBA

In addition to the above, the following charges may be made :

▪ Arranging for each electronic transfer of funds	£30
▪ Acting for the mortgagee on a purchase	£100
▪ There are fewer than 7 days between exchange and completion	£100
▪ The purchase is of a "new build"	£100
▪ The property is unregistered	£100 - £250

OTHER TRANSACTIONS

• Leasehold sale or purchase	As for freehold plus £100 - £250
• Acting for the mortgagee alone	£300 - £600
• A remortgage	£300 - £600
• Equity Release	£500 - £750

The above fees are based on a standard transaction in which no unusual or unforeseen circumstances arise, and that all parties involved are represented by competent legal practitioners who engage promptly and properly with us.

Please note that, in addition to the above fees, we are required to charge VAT at the relevant rate from time to time.

DISBURSEMENTS

During any transaction, it is likely that we shall be required to pay to others various expenses (or “disbursements”) on your behalf. Before we provide you with an estimate of our fees, we shall discuss your transaction with you and can then confirm the disbursements we believe may apply.

Examples of disbursements, and the possible costs, on a property purchase include :-

- Search fees Which usually range between £200 - £250 depending on location
- Stamp duty land tax Set by the Government dependent on a number of factors, including property value. Please refer to [Stamp Duty Land Tax Calculator](#)
- Land Registry fee This is the fee charged by the Land Registry to record the transaction. It is dependent on a number of factors but primarily the transaction value, as shown at [Fees: HM Land Registry guides](#)
- (On leaseholds only) Sums payable to the Landlord or their agents in respect of transfer. As identified in the Lease.

Examples of disbursements on a property sale include

- Land Registry copies The fee payable to obtain proof of your ownership, usually £6
- Estate Agents' fees As negotiated between your agent and yourself
- (On leaseholds only) Sums payable to the Landlord or their agents to obtain information. As identified in the Lease.