

Conveyancing

Price list

Our fees will cover all of the work required to complete the sale or purchase of your new home. On a purchase this will include 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.

In all cases we will provide you with an estimate of fees and disbursements specific to your transaction. The fees below are a guide only.

Service	Our fee (inc. VAT)
Freehold £250 - £1m	£950 to £1500
Leasehold £250k - £1m	£1000 to £1500
Bank Transfer fee	£30
For a Leasehold Purchase a Notice of Transfer/Mortgage will have to be sent to the Freeholder and any Management Company and they set their charges	
Title documents and Land registry fees are charged at the same rate as we are charged by the Land Registry	
We undertake the searches below and we charge you the same fees as we are charged by the Search provider.	
Environmental Avista premium search	£94 approx
Chancel Insurance	£20 approx
Local authority search	£200 approx
Drainage search	£61 approx
Plan search	£30 approx

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Lawyer checker to identify the other law firms bank account £12

Stamp Duty Land Tax - From 1 April 2016 there is an additional 3% stamp duty for an additional property and if you proceed to instruct us we shall send you a questionnaire to assist us in telling you whether your purchase is liable for the additional 3%. You can use the HMRC online calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Disbursements

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

Disbursement/Service	Amount
Search fee (purchase)	£250 to £300
Land registry fee (purchase)	http://landregistry.data.gov.uk/fees-calculator.html
Land reg for copy documents/searches	£10 - £20
Stamp duty	Depends on purchase price
Leasehold property disbursements	£150 to £400
Landlord, managing agent	£200
Mortgage/ remortgage, Freehold/ Leasehold (residential)	No transaction element (discount of 40% generally)

Conveyancing

Residential Property Time Frame

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 6-12 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 agreed in principle and the property is structurally complete it may take 6 weeks. However, if you are in a long or complex chain, or if the chain collapses the time frame can be very difficult to predict.

Key Stages and Timescales

Key Stage	Typical time line (weeks)
<ul style="list-style-type: none">• Take your instructions and provide initial advice• Money laundering requirements• Check finances are in place• Prepare and/or advise on contract documents• Consider searches• Consider planning and building regulation documentation• Make and or respond to pre-contract enquiries• Report on all documents and information• Review conditions of mortgage offer• Send final contract to you for signature• Agree completion date• Exchange contracts and notify you that this has happened• Arrange for all monies needed to be received from lender and you (purchase only)• Complete your transaction• Repay existing mortgages (sale only)• Deal with payment of Stamp Duty/Land Tax (purchase only)• Deal with application for registration at Land Registry (purchase only) * Our fee assumes that:	

Conveyancing

1. 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
2. the transaction is concluded in a timely manner and no unforeseen complication arise
3. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
4. fair presentation of the risk by you is provided

Our Professionals

TBC

Areas of Law Practiced	Time Spent	Experience
TBC	TBC	TBC