**CONVEYANCING FEES**

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

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

**Our fees start at £680 plus VAT at the applicable rate (currently 20%) making a total of £816 for a standard sale**

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

**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 20 years’ experience in all aspects of Conveyancing and acting for Developers

**David Jones**, Partner (LLB Hons) who qualified in 2014, has experience in all aspects of Conveyancing

**OUR FEE SCALE not including VAT which is payable in addition**

|  |  |  |
| --- | --- | --- |
| **PROPERTY PRICE** | **FREEHOLD SALE FEE** | **FREEHOLD PURCHASE FEE** |
|  | **PRICE RANGE** | **PRICE RANGE** |
| **Up to £150,000** | £680 | £700 |
| **£150,001 - £250,000** | £700 - £820 | £720 - £880 |
| **£250,001 - £350,000** | £820 - £900 | £880 - £950 |
| **£350,001 - £500,000** | £900 - £1,050 | £950 - £1,080 |
| **£500,001 - £1m** | £1,080 - £2,000  plus Higher Price Property Supplement | £980 - £2,500  Plus Higher Price Property Supplement |
| **Over £1m** | Price on application | Price on application |

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.

**Additional Legal Fees:-**

Search fee package £250

Newbuild Property £150

Help to Buy Scheme £150

Shared Ownership £150

Help to Buy ISA £ 50

ID Check £ 10 per person

Gifted Deposit £ 75

Telegraphic Transfer fee £ 30

Trust Deed (Up to) £250

Leasehold property £150

Higher Price Property Supplement £175

Re-Mortgage £500

Adverse Possession Application £600

Voluntary First Registration £600

The above fees do not include VAT which is payable in addition at the applicable rate (currently 20%). For example, Search fees of £250 plus VAT of £50 would make a total of £300

**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](https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro) or if the property is located in Wales, the Welsh Revenue Authority’s website. There is no VAT payable.

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

There will be fees payable to the Freeholder and Management Company. On a sale you will have to pay a fee for a Sale Pack containing information required by the Buyer. On a purchase, you will have to pay fees for giving Notices to the Freeholder and Management Company, Compliance Certificate fees and sometimes a Deed of Covenant Fee.

**Indemnity Policies**

If there is a defect in your Deeds or the title to your property then you may have to pay a one-off premium for an Indemnity Policy. There is no VAT payable.

**Land Registry Fees (wef 31/01/2022)**

**Price Registered Land Unregistered Land**

Up to £80,000 £20 £45

£80,001 – £100,000 £40 £95

£100,001 - £200,000 £100 £230

£200,001 - £500,000 £150 £330

£500,001 - £1,000,000 £295 £655

£1,000,001 upwards £500 £1,105

**How long will my conveyancing take?**

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 8 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 also delay your transaction.

**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