

Residential Conveyancing – Pricing Information

Our fees cover all of the work required to complete the purchase of your new home, including 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.

Our fee assumes that it 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
- if the property is leasehold it 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
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Residential Purchase

Scale of Charges		
Price	Freehold	Leasehold
Up to £150,000.00	495.00 plus vat	£525.00 plus vat
£151,000.00 – 200,000.00	525.00 plus vat	£555.00 plus vat
£201,000.00 to £250,000.00	£555.00 plus vat	£585.00 plus vat
£251,000.00 £350,000,.00	£585.00 plus vat	£615.00 plus vat
£351,000.00 to £500,000.00	£615.00 plus vat	£645.00 plus vat
£500,000.00 to £750,000.00	£675.00 plus vat	£725.00 plus vat
£750,000.00 to £1,000,000	£700.00 plus vat	£750.00 plus vat

Residential Sales

Scale of Charges		
Price	Freehold	Leasehold
Up to £150,000.00	495.00 plus vat	£525.00 plus vat
£151,000.00 – 200,000.00	525.00 plus vat	£555.00 plus vat
£201,000.00 to £250,000.00	£555.00 plus vat	£585.00 plus vat
£251,000.00 £350,000,.00	£585.00 plus vat	£615.00 plus vat
£351,000.00 to £500,000.00	£615.00 plus vat	£645.00 plus vat
£500,000.00 to £750,000.00	£675.00 plus vat	£725.00 plus vat
£750,000.00 to £1,000,000	£700.00 plus vat	£750.00 plus vat

Additional Charges	
Unregistered sale or purchase	£50.00 plus vat
Help to Buy & Help to Buy Isa	£50.00 plus vat
Declaration of Trust on joint purchase	£75.00 plus vat
Simple remortgage	£400.00 plus vat
Transfer of ownership & remortgage	£450.00 plus vat

Disbursements These are payments made on your behalf to others. The list below is for illustration purposes based on a freehold purchase at £250,000.00 in Cardiff. this list is not exhaustive and other disbursements may apply depending on the location of the property.

Local search	£ 58.80
Drainage search	£ 42.60
Environmental search	£ 51.00
Bankruptcy search	£ 4.00
Land Registry search	£ 4.00
Land Registry fees	£ 135.00
Chancel Indemnity Insurance	£ 15.00
Telegraphic Transfer fees	£ 30.00
Land Transaction Tax (Sole Residence)	£ 2,450.00

- Stamp Duty or Land Tax (on purchase) - This depends on the purchase price of your property. If it is a buy to let or a second property the higher rate will apply. . You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website
- Land Registry fees are based upon the value of the property and whether the application is made electronically or by post. A Guide is available from the Land Registry's website.
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Disbursements -Leasehold Properties – these can vary significantly from property to property and are set out in the lease. The items you can expect will include some or all of the following though this list is not exhaustive and other disbursements may apply depending on the terms of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Leasehold purchase
Notice of Transfer fee – This is to advise the Landlord/Management Company of the change of ownership. This fee is set out in the lease and can be from as little as £10 or over-£150 o
o. Notice of Charge fee (if the property is to be mortgaged) – This is to advise the Landlord/Management Company of your mortgage company This fee is set out in the lease and can be from as little as £10 or over-£150 o
Certificate of Compliance fee – The certificate confirms that the obligations in the lease have been complied with and can range between £100 – £200 + VAT .
Deed of Covenant fee – This is a deed whereby you promise to observe the obligations in the Lease. It is set by the management company and is often it is between £100 and £250 + VAT
LPE1 sales pack from Freeholder – This provides the information you will need to supply to a Buyer regarding ground rent and insurance. It can range between £100 – £300 + VAT.
LPE1 sales pack from Management Company – This provides the information you will need to supply to a Buyer regarding service charges. It can range between £100 – £300 + VAT

When will payments be required

- Once you have confirmed that you wish to instruct us to act on your behalf we will require an initial deposit towards your costs and disbursements of £200.00 (exclusive of vat) in order that we can commence the conveyancing.
- For a purchase the balance of costs and disbursements including Land Tax will be required to be paid before the completion date.
- For a sale, the balance of costs and disbursements can be deducted from the sale proceeds.