

The following information is an illustrative guide only of our Conveyancing prices. The illustration does not represent a quote or estimate.

Where VAT is payable, it will be charged at the current rate applicable. Please check the HMRC website for current VAT rates which can be accessed at: <https://www.gov.uk/vat-rates>

The illustrations are based on the following assumptions:

- The property is registered with Freehold tenure.
- No Help to Buy products or services are involved;
- There is no element of shared ownership;
- There is a clear and straightforward title to the property;
- All purchase funds are provided by a mainstream lender;
- Additional deposit monies are provided from the buyers own funds, and not by any third party (to include gifted deposits);
- The transaction does not fall through before completion;
- No indemnity policies or similar products are required;
- The property is not a new build;
- There is timely cooperation between all parties in any chain and no unforeseen complications arise;
- Any third parties provide information and documentation promptly;
- Any joint purchasers decide to hold the property as joint tenants; and
- This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in the title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.

Purchase of a Freehold residential property

Our fees cover all of the work required to complete the purchase of your property, 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 the Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Conveyancer's Fees and Disbursements

- Legal fees between £450 – £1,000 (excluding VAT).
- Search fees depending on location of the property between £165-300 (including VAT).
- Land Registry fee depending on the value of the property and whether it is already registered at the Land Registry between £95- £540.
- Administration fee re: bank transfer £30 (excluding VAT).
- VAT payable at current rate.

Stamp Duty

This depends on your particular circumstances and the purchase price of your property. You can calculate the amount you will need to pay by using the following calculator provided by HMRC:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

or if the property is located in Wales by using the Welsh Revenue Authority's website:

<https://beta.gov.wales/land-transaction-tax-calculator>

How long will the transaction take?

As to how long the full Conveyancing process will take from the moment your offer is accepted to the day of completion is dependent on numerous factors. However, on average the Conveyancing process usually takes between 6-8 weeks. This timescale is also dependent on other parties in the chain.

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that are included:

- Take your instructions and give you initial advice.
- Check finances are in place to fund purchase and contact lender's solicitors if needed.
- Receive and advise on contract documents.
- Carry out searches.
- Make any necessary enquiries of seller's solicitor.
- Report to you on all documents and information received.
- Send contract and any other documents to you for signing.
- Agree completion date.
- Exchange contracts and notify you that this has happened.
- Arrange for all monies required 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.

Sale of a Freehold residential property

Our fees cover all of the work required to complete the sale of your property.

Conveyancer's Fees and Disbursements

- Legal fees between £450 – £1,000 (excluding VAT).
- Administration fee re: bank transfer £30 (excluding VAT).
- Land Registry documentation fee, approximately £6 – £15.
- VAT payable at current rate.

How long will the transaction take?

As to how long the full Conveyancing process will take from the moment you have accepted an offer to the day of completion is dependent on numerous factors. However, on average the Conveyancing process usually takes between 6-8 weeks. This timescale is also dependent on other parties in the chain.

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages that are included:

- Take your instructions and give you initial advice.
- Send you a Client Care pack together with forms to be completed.
- Send the contractual documentation pack to the buyer's solicitor.
- Respond to any enquiries raised by the buyer's solicitor.
- Arrange for you to sign the contract and any other documentation.
- Agree a completion date.
- Exchange contracts and notify you that this has happened.
- Complete the sale and forward the net proceeds of sale to you.

Remortgage of a freehold residential property

Our fees cover all of the work required to complete the sale of your property.

Conveyancer's Fees and Disbursements

- Legal fees between £300 – £600 (excluding VAT).
- Search fees depending on location of the property between £165-300 (including VAT).
- Land Registry fee depending on the value of the property and whether it is already registered at the Land Registry between £95- £540.
- Land Registry documentation fee, approximately £6 – £15.
- Administration fee re: bank transfer £30 (excluding VAT).
- VAT payable at current rate.

How long will the transaction take?

As to how long the full process will take from us receiving your mortgage offer to the day of completion is dependent on numerous factors. However, on average we estimate the process to take 4-6 weeks.

The precise stages involved in the remortgage of a residential property vary according to the circumstances. However, below we have suggested some key stages that are included:

- Take your instructions and give you initial advice.
- Send you a Client Care pack together with forms to be completed.
- Upon receipt of your mortgage offer, investigate the same.
- Apply for property searches.
- Investigate the title documentation.
- Arrange for you to sign the mortgage deed and any other documentation.
- Agree a completion date.

Conveyancing Pricing

- Request funds from the mortgage company.
- Complete the remortgage.
- Register the new mortgage at the Land Registry.

Our Conveyancing Team

Our Conveyancing team is made up of Solicitors, Licensed Conveyancers, Trainee Solicitors and administrators. The team is supervised by a Director with over 30 years' experience.