

Conveyancing

Under SRA rules, we are required to publish information regarding our fees and services in relation to residential sales and purchases (freehold and leasehold) and remortgages. However, no property is exactly the same, and our fees will reflect the particular requirements of your transaction. For example, dealing with a newbuild property in the course of construction will, because of the added complexities, cost more than dealing with an established property. Because of this, we cannot give you a reliable estimate of our fees until we have details of your particular transaction. Please contact any member of our Conveyancing Team to discuss further, so that we can give you a reliable estimate.

We set out below our starting and average fees, but if your transaction has unexpected complications, we will inform you immediately and will discuss the consequences of any such complications before incurring extra fees. We also set out likely disbursements (these are charges payable in addition to our fees) but these will vary depending upon the purchase price and location of the Property. Occasionally, disbursements can be significantly higher than the figures given.

A. Our Fees

1. Residential Sale

Our fees for a freehold sale start at £495.00 plus VAT of £99.00. Our average fees for a freehold sale without unexpected complications are £750.00 plus VAT of £150.00. Likely disbursements are:

- Office copy register entries - £6.00 plus VAT of £1.20
- Bank transfer fee - £27.00 plus VAT of £5.40

Our fees for a leasehold sale start at £595.00 plus VAT of £119.00. Our average fees for a leasehold sale without unexpected complications are £850.00 plus VAT of £170.00. Likely disbursements are the office copy register entries and Bank transfer fee mentioned above plus the following:

- Management Company fees – these vary but are typically between £150.00 and £250.00 plus VAT

2. Residential Purchase

Our fees for a freehold purchase start at £495.00 plus VAT of £99.00. Our average fees for a freehold purchase without unexpected complications are £795.00 plus VAT of £159.00. Likely disbursements are:

- Search fees – these vary but are typically between £150.00 and £250.00 plus VAT
- Land Registry fee – this depends upon the purchase price and whether the Property is registered at HM Land Registry but for an average purchase could be £95.00 or £135.00
- Bank transfer fee - £27.00 plus VAT of £5.40
- Stamp Duty Land Tax / Land Transaction Tax – this depends upon the purchase price. You can calculate the amount by using the websites of HMRC (for property in England) or the Welsh Revenue Authority (for property in Wales)

Our fees for a leasehold purchase start at £595.00 plus VAT of £119.00. Our average fees for a leasehold purchase without unexpected complications are £895.00 plus VAT of £179.00. Likely disbursements are the search fees, Land Registry fee, Bank transfer fee and Stamp Duty Land Tax / Land Transaction Tax mentioned above plus the following:

- Notice of Transfer fee – this is often between £50.00 and £100.00 plus VAT
- Notice of Charge fee – this is often between £50.00 and £100.00 plus VAT
- Deed of Covenant fee – if applicable, this is charged by the Landlord or the Management Company and is difficult to estimate. It is often between £150.00 and £250.00 plus VAT
- Certificate of Compliance Fee – this is often between £50.00 and £100.00 plus VAT

3. Residential remortgage

Our fees start at £400.00 plus VAT of £80.00. Our average fees for a remortgage without unexpected complications are £450.00 plus VAT of £90.00. Likely disbursements are:

- Office copy register entries - £6.00 plus VAT of £1.20
- Search fees – these vary but are typically between £150.00 and £250.00 plus VAT
- Land Registry fee – this depends upon the mortgage amount and whether the Property is registered at HM Land Registry but for an average remortgage could be £20.00 or £30.00
- Bank transfer fee - £27.00 plus VAT of £5.40
- Notice of Charge fee (if leasehold) – this is often between £50.00 and £100.00 plus VAT

B. Our Services

The precise stages involved in a transaction vary according to the circumstances. However, we set out below some of the services included in our fees:

1. Freehold / Leasehold Sale

- Take your instructions and give initial advice
- Obtain your title deeds
- Draft Contract and assemble supporting information
- Obtain your Lease and liaise with Landlord and / or Management Company (if leasehold)
- Deal with pre-contract enquiries
- Arrange for you to sign all necessary documents
- Exchange contracts and fix completion date
- Approve Deed of Transfer and prepare for completion
- Complete sale
- Deal with redemption of mortgages
- Account to you with proceeds

2. Freehold / Leasehold Purchase

- Take your instructions and give initial advice
- Check finances in place to fund purchase
- Receive and advise on Contract documents

- Receive and advise on Lease (if leasehold)
- Carry out pre-contract searches
- Make enquiries of Seller's solicitor
- Make enquiries of Management Company (if leasehold)
- Advise you on information received
- Deal with mortgage conditions (if applicable)
- Draft Deed of Transfer and Mortgage Deed (if applicable)
- Advise you on co-ownership (if applicable)
- Exchange contracts and fix completion date
- Carry out pre-completion searches
- Arrange for you to sign all necessary documents
- Arrange for all funds needed to be received
- Complete purchase
- Deal with payment of any Stamp Duty Land Tax / Land Transaction Tax
- Deal with post-completion leasehold issues (if applicable – typically include obtain consent of Management Company and arrange the transfer of the Seller's share in it)
- Deal with registration application to HM Land Registry

3. Remortgage

- Take your instructions and give initial advice
- Check finances in place to fund remortgage
- Deal with mortgage conditions
- Carry out searches
- Draft Mortgage Deed and arrange for your signature to it
- Carry out pre-completion searches
- Complete remortgage
- Deal with redemption of mortgages
- Deal with registration application to HM Land Registry

4. How long will your matter take?

This will depend upon a number of factors, such as the length of the chain in a sale or purchase, and whether the parties involved need mortgages. The process takes on average between six to ten weeks from commencement of the legal work. We will give you a more accurate estimate of timescale as your sale / purchase progresses. A typical remortgage takes between four to six weeks.

C. Who will be dealing with your matter?

Click a link to the following members of our Conveyancing Team:

Michael Tree, Caryl Vaughan, Llyr Williams, Philip Patel, Mared Williams, Rachel Jones

Ceinwen Jones – Ceinwen is a Trainee Solicitor and works in our Conveyancing Team.