

## **CONVEYANCING FEES**

At Wilson Davies & Co Solicitors our trusted and reliable conveyancing service will ensure your property purchase and house move proceeds efficiently and expeditiously, whilst ensuring no corners are cut during this important time for you and your family.

Your case will be handled by Suzanne Moss, who is a Licensed Conveyancer with over 23 years of experience in both commercial and residential conveyancing. Suzanne and her team of experienced staff will guide and support you through your property transaction.

We have set out below a list of our prices for providing conveyancing services. These charges include all the usual overheads including photocopying and postage, unless stated otherwise. These prices are a guide and do not constitute an offer to complete work. You should contact our office at [info@wilsondavies.co.uk](mailto:info@wilsondavies.co.uk) or 01279 439184 / 426486 for a comprehensive quotation.

### **Freehold residential / leasehold residential property – PURCHASE**

Our fees cover all of the work required to complete the purchase of your new home or buy-to-let property. The quotation below includes dealing with registration of your ownership and mortgage at the Land Registry.

Disbursements are cost 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.

#### **Conveyancer's basic fees and disbursements**

<b>Legal fees</b>	Purchase Price up to £200,000	£800.00 (plus VAT)
	Purchase Price £201,000-£500,000	£835.00 (plus VAT)
	Purchase Price £501,000-£800,000	£950.00 (plus VAT)
	Purchase Price £801,000-£1,000,000	£1,200.00 (plus VAT)

#### **Search fees and disbursements**

○ Water and Drainage	£59.40 (including VAT)
○ Environmental Search	£57.84 (including VAT)
○ Chancel Search	£25.80 (including VAT)
○ Local Search *	£136.18 (including VAT)

- HM Land Registry fees\* £10.00 (including VAT)
- Archiving Fee £10 (plus VAT)

\*Variable subject to Local Authority – figures provided are estimates only. Land Registry fees will vary according to purchase price - [www.gov.uk/guidance/hm-land-registry-registration-services-fees](http://www.gov.uk/guidance/hm-land-registry-registration-services-fees)

**Additional fees which may apply to your case (where applicable)**

- Electronic money transfer fee (for sending and receiving funds) £35.00 (plus VAT)
- Leasehold purchase £175.00 (plus VAT)
- New Build purchase £225.00 (plus VAT)
- Acting for your Mortgage Lender (if you are purchasing with a mortgage) £175.00 (plus VAT)
- Stamp duty form (to complete and submit return) £135.00 (plus VAT)
- Shared-ownership scheme £120.00 (plus VAT)
- Help-to-buy £180.00 (plus VAT)

**Additional disbursements for Leasehold transactions**, there are likely to be additional disbursements payable to third parties including (but not limited to):-

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £100 - £200 plus VAT
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £100-£200 plus VAT
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £100-£200 plus VAT
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £100- £200 plus vat.

The above fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that 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 we receive this information.

## **Stamp Duty or Land Tax**

Stamp duty is a tax that you pay when you purchase a property in England and Wales. The amount you will be liable to pay will be subject to the purchase price of the property and type of property you are purchasing i.e. second homes and buy-to-let (which are treated differently to home purchases).

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

## **How long will my house purchase take?**

How long it will take from your offer being accepted until you can move into your house depends on a number of factors. The average process takes between 6-10 weeks.

The process can be quicker or slower, depending on variables such as the number of people in the chain and complexities which may not be identified until the transaction has progressed. Other things that can influence time estimates include mortgage lenders, local authorities search delays, or tenants in occupation of the property you are purchasing. Other matters likely to affect timing include:

- if legal title is defective or part of the property is unregistered
- if you discover building regulations or planning permission has not been obtained
- if crucial documents previously requested from you have not been provided

## **Stages of the process**

The precise stages involved in the purchase of a residential property vary according to the circumstances. Below we set out standard key stages:

- 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
- 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 application for registration at Land Registry
- Securely store your file

**Our fee assumes that:**

- 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
- this 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.

**Freehold residential / leasehold residential property – SALE**

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

Disbursements are cost 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.

**Conveyancer's fees and disbursements**

Legal fees:	Sale Price up to £200,000	£800.00 (plus VAT)
	Sale Price £201,000-£500,000	£835.00 (plus VAT)
	Sale Price £501,000-£800,000	£950.00 (plus VAT)
	Sale Price £801,000-£1,000,000	£1,200.00 (plus VAT)

### **Search fees and disbursements**

- Office title entries and title plan £8.00 (including VAT)
- Official Copy Deed £6.00 (including VAT)
- Official Copy Lease £24.00 (including VAT)
- Landlord Information Pack £250.00-£450.00  
(including VAT)
- Electronic money transfer fee (to repay mortgage) £35.00 (plus VAT)
- Indemnity insurances £50.00-£150.00  
(including VAT)
- Archiving Fee £10 (plus VAT)

### **Additional fees which may apply to your case (where applicable)**

- Electronic money transfer fee (for sending and receiving funds) £35.00 (plus VAT)
- Leasehold Sale £125.00 (plus VAT)
- Redemption of Mortgage £120.00 (plus VAT)
- Help to Buy £120.00 (plus VAT)
- Shared Ownership £175.00 (plus VAT)

### **How long will my house sale take?**

The time it takes for your sale to complete will depend on a number of factors. The average process takes between 6-10 weeks.

The process can be quicker or slower, depending on variables such as the number of people in the chain and complexities which may not be identified until the transaction has progressed.

Other things that can influence time estimates include :

- if legal title is defective or part of the property is unregistered
- if you discover building regulations or planning permission has not been obtained
- if crucial documents previously requested from you have not been provided

### Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. Below we set out standard key stages:

- Take your instructions and give you initial advice
- Preparing and issuing contract documents
- Obtain and send searches
- Obtain details of further planning documentation if required
- Respond to enquiries of your buyer's solicitor and supply requisite documentation
- Send final contract to you for signature
- Arrange indemnity insurances if necessary
- Agree completion date (date from which you no longer own the property)
- Exchange contracts and notify you that this has happened
- Deal with requisitions on title
- Arrange for all monies needed to be transferred to you
- Complete the sale of your property
- Send property deeds to purchaser
- Deal with post completion matters
- Securely store your file

### **Our fee assumes that:**

- 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
- this 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 complications 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.

## **Freehold and Leasehold Residential Remortgage**

Our fees cover all of the work required to complete the remortgage of your home or an investment.

Disbursements are cost 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.

### **Conveyancer's fees and disbursements**

Legal fee	£525.00 (plus VAT)
• Office title entries and title plan	£8.00 (including VAT)
• Official Copy Deed	£6.00 (including VAT)
• Official Copy Lease	£24.00 (including VAT)
• Landlord Information Pack	£250.00-£450.00 (including VAT)
• Archiving Fee	£10 (plus VAT)

### **If you are using a new mortgage lender there may be search fees as follows:-**

• Water and Drainage	£59.40 (including VAT)
• Environmental Search	£57.84 (including VAT)
• Chancel Search	£25.80 (including VAT)
• Local Search	£136.18-£250.00(including VAT)

### **Additional fees which may apply to your case (where applicable)**

• Electronic money transfer fee (for sending and receiving funds)	£35.00 (plus VAT)
• Redemption of existing Mortgage	£120.00 (plus VAT)
• Acting for your Mortgage Lender	£175.00 (plus VAT)

### **How long will my re-mortgage take?**

The time it takes for your re-mortgage to complete will depend on a number of factors. The average process takes between 4-6 weeks.

The process can be quicker or slower, depending on variables such as obtaining redemption statements, receiving the new mortgage offer and local searches and complexities which may not be identified until the transaction has progressed. Other things that can influence time estimates include:

- if legal title is defective or part of the property is unregistered
- if you discover building regulations or planning permission has not been obtained
- if crucial documents previously requested from you have not been provided

#### Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. Below we set out standard key stages:

- Take your instructions and give you initial advice
- Preparing and issuing documents
- Obtain and send searches
- Obtain details of further planning documentation if required
- Arrange indemnity insurances if necessary
- Agree completion date
- Arrange for all monies needed to be transferred to you
- Complete new mortgage
- Register new charge details
- Deal with post completion matter including confirmation of mortgage repayment

#### **Our fee assumes that:**

- 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
- this 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.



## **Freehold and Leasehold Residential Transfer of Equity**

Our fees cover all of the work required to complete the remortgage of your home or an investment property.

Disbursements are cost 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.

### **Conveyancer's fees and disbursements**

Legal fee	£525.00 (plus VAT)
• Office title entries and title plan	£8.00 (including VAT)
• Official Copy Deed	£6.00 (including VAT)
• Official Copy Lease	£24.00 (including VAT)
• Landlord Information Pack	£250.00-£450.00(including VAT)
• Land Registry Fee	£40.00-£100.00 (including VAT)
• Archiving Fee	£10 (plus VAT)

### **Additional fees which may apply to your case (where applicable)**

• Electronic money transfer fee (for sending and receiving funds)	£35.00 (plus VAT)
• Redemption of existing Mortgage	£120.00 (plus VAT)
• Stamp duty form (to complete and submit return)	£135.00 (plus VAT)

### **Our fee assumes that:**

- 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
- Consent of any pre-existing lender has been obtained
- 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.
- The matter is not complicated by any ongoing litigation