

We believe that when dealing with life's problems or when making important decisions you should deal with an experienced Solicitor that you can get to know and trust. We do not employ support staff or trainees to deal with your important affairs.

We strive to provide a quality of legal service not normally found outside larger city practices. We do not strive to be the cheapest.

Clients can expect prompt, efficient, tailor-made attention by qualified and experienced solicitors. This level of quality and personal attention is appreciated by our many returning clients who value our service. If you're just looking for the cheapest then you've come to the wrong place!

Our regulators require us to publish information about our fees and services for residential purchases, sales (freehold and leasehold) and remortgages.

Our fees cover all of the work required to complete the purchase (or sale) of your home, including dealing with registration at the Land Registry and 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.

Legal fees and disbursements – SALE (freehold or leasehold)

Our standard fee for a freehold sale is 0.6% of the agreed sale price plus vat (at 20%). This is subject to a minimum fee of £895 (plus VAT at 20%) plus disbursements. Typical disbursements include:

- Office copies of your title (register entries) - £6
- Bank transfer fee of £25 plus VAT at 20%
- Leasehold specific disbursements will include Management Company fees which are typically between £150 - £300 plus VAT at 20%

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

Legal fees and disbursements – FREEHOLD PURCHASE

Our conveyancing fee will be 0.6% of the agreed purchase price plus VAT at 20% and disbursements.

If you are buying with a mortgage there will be an additional fee of up to £295 plus VAT (at 20%) for dealing with your lender's requirements.

Disbursements – freehold purchase

Disbursements are costs related to your matter payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

- Search fees – local authority, water and environmental (usually about

£250 but it depends where the property you are buying is located.
The price of a local authority search varies from county to county)

- HM Land Registry fee (from £80 - £300)
- Electronic bank transfer fee £25 plus VAT at 20%

Disbursements – Leasehold Purchase

The disbursements we anticipate will apply to your leasehold purchase are set out below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Anticipated Disbursements (Leasehold)**

- Notice of Transfer fee – This fee is chargeable if set out in the lease. Often the fee is between £125 - £200
- Notice of Charge fee (if the property is to be mortgaged) – This fee is usually set out in the lease. Often the fee is between £125 - £200
- Deed of Covenant fee – This fee is charged by the management company for the property. Often it is between £125 and £200.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £125 - £250.

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 (on a purchase – freehold and leasehold)

This depends on a number of factors such as the purchase price of your property and whether you (or your spouse/civil partner/joint buyer) already own a property (or a share in a property). You can calculate the amount you 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 by using the Welsh Revenue Authority's website (<https://services.wra.gov.wales/land-transaction-tax-calculator>)

How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes 6 – 12 weeks but can be quicker or slower, depending on the circumstances of the other parties in the chain. A remortgage takes between four to six weeks from commencement of the legal work.

For example, if you are a first time buyer, purchasing a new build property with a mortgage, in principle, it could take 8 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer - between three and six months. In such a situation

additional charges would apply.

Stages of the process

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 you may wish to include:

- Take your instructions and give 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 payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

Our fees cover all 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 is in Wales. Unlike many solicitors we do not charge extra for completing and paying Stamp Duty.

Illustration of our fees and disbursements on a freehold purchase at a price of £250,000:-

- Legal fee £1,500 plus VAT at 20% (£300) *
- Fee for acting on behalf of the mortgage lender £295 plus VAT at 20% (£59)
- Search fees (usually about £250 but it depends where the property is located)
- HM Land Registry fee (£150 or £330 depending on if property already registered at HM Land Registry)
- Electronic money transfer fee including VAT £30

* 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.

**These 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.

Who will be dealing with your matter?

Your matter will be dealt with by Dylan R Moore or Eleri Jones – click on the “Solicitors” link for full details.