

Residential Conveyancing – our prices and services

For a sale or purchase, our fees cover all of the work required to complete the sale or purchase of your new home.

In relation to a purchase they cover dealing with registration at the Land Registry, dealing with payment of Stamp Duty Land Tax if the property is in England, or Land Transaction Tax if the property is in Wales.

In relation to a sale, they would also include dealing with the redemption of any mortgage. Our fees do not include any tax advice, other than to confirm the relevant level of stamp duty applicable, nor do they include the preparation of any declarations of trust.

Before we start any work, we will provide a firm estimate of the legal fees which are likely to be charged for the transaction.

TRANSACTION VALUE/TYPE	FACTORS AFFECTING COST	COSTS RANGE + VAT ¹
Up to £700,000	<ul style="list-style-type: none">• Transaction value• Freehold or leasehold property• Registered or unregistered property• Property location• Whether you are using a government help to buy scheme or currently have one secured on your home• Complexity• Urgency	Range between £300 plus VAT and £2,500 plus VAT at 20% (£60 - £500)
Over £700,000	<ul style="list-style-type: none">• Transaction value• Freehold or leasehold property• Registered or unregistered property• Property location• Whether you are using a government help to buy scheme or currently have one secured on your home• Complexity• Urgency	Range between £1,500 and £20,000 plus VAT at 20% (£300 - £2,000)

¹ Possible additional charges for legal fees

We understand that transaction complications can sometimes arise that were not able to be anticipated at the time of giving our estimate and in those circumstances you may be charged additional legal fees. We would advise you of any additional fees before they are incurred. Examples of such circumstances are:

- The property is being newly constructed;
- There are issues surrounding planning and building regulations;
- Shared ownership;
- Transfer of Part;
- Private access issues;
- Private services;
- Residential Tenancies;
- Defective titles

Charges for bank transfers and ID checks

As a firm we do make a professional charge for Bank Transfer fees and Identity Checks. These charges will amount to:-

- Bank Transfer fee £40 (Per payment)
- VAT on Bank Transfer fee £8 (Per payment)
- ID Checks £30 (Per name)
- VAT on ID Check £6 (Per name)

Mortgage	<ul style="list-style-type: none"> • Transaction value • Freehold or leasehold property • Registered or unregistered property • Property location • Complexity • Urgency 	Range between £500 - £2,000 plus VAT at 20% (£100 - £200)
Re-Mortgage	<ul style="list-style-type: none"> • Transaction value • Freehold or leasehold property • Registered or unregistered property • Property location • Complexity • Urgency 	From £500-£5,000 plus VAT at 20% (£100)

Disbursements

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

With leasehold properties, there can be disbursements which are set out in the individual lease which relates to the property. 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 of and review of the lease from the sellers solicitors.

DISBURSEMENT	FREEHOLD (FH)/ LEASEHOLD (LH)	CHARGE + VAT ²
Search Fees – will vary according to location and land area	FH & LH	£250 - £450 plus VAT at 20% (£50 - £90)
Stamp Duty Land Tax / Land Transaction Tax	FH & LH	This will depend on the purchase price of your property – see the links below for calculations
Land Registration fees	FH & LH	See the link below for calculations
Obtaining up to date Land Registry documents and Land Registry searches	FH & LH	£10 – £25 plus VAT at 20% (£2 - £5)
A Notice of Transfer fee	LH	£50 -£250 plus VAT at 20% (£10 - £30)
A Notice of Charge fee	LH	£50 -£250 plus VAT at 20% (£10 - £30)
Deed of Covenant fee	LH	£50 -£350 plus VAT at 20% (£10 - £30)
Certificate of Compliance fee	LH	£50 -£250 plus VAT at 20% (£10 - £30)

² These fees vary from property to property and can occasionally be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents. For mortgage-related disbursements, the above information relates to standard mortgages from high street lending institutions only and should there be any funding arrangements between private individuals or companies, a bespoke estimate and advice will be provided.

You should also be aware a ground rent or service charge are likely to apply throughout your ownership of a leasehold property. We will confirm the ground rent and anticipated service charge as soon as we receive this information.

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

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

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

TYPE OF PROPERTY/CASE	INDICATIVE TIMESCALE*
How long it will take between your offer being accepted until you can move into your new house	8-10 weeks
Leasehold property that requires an extension of the lease	12-16 weeks
New build property	28 days from instruction to exchange; completion will depend on when house has been built
Purchasing or selling only	6-8 weeks
Re-mortgage	4-6 weeks
*Timescales are for guidance only, they may vary according to a whole range of factors including the number of parties in the chain, your mortgage provider, whether a lease hold is involved or your project is a new build. LH	

See more about the steps involved in buying and selling your home [HERE](#)

Our people

We have various members of the team who may work on your matter. Regardless of who works on your matter, they will be supervised by Lisa Gibbs, Partner and Head of Residential Conveyancing for our offices in Birmingham, Cardiff, Hereford and Wye Valley, or Zoe Touhey for our Cheltenham office or Samantha Houlden, Partner and Head of Residential Conveyancing East, for our offices in Cambridge, London, Central England and Thames Valley and/or Philip Parkinson, Partner and overall Head of Real Estate. Our team members, their experience and their qualifications are listed below – our hourly rates range from £150 an hour to £275 an hour depending on seniority.

Name	Office	Qualification/Position and Experience
Lisa Gibbs	Cardiff	Partner (Solicitor) Practising conveyancing since 2003
Roslyn Sweeney	Cambridge	Partner (Solicitor) Practising conveyancing since 2003
Samantha Houlden	Cambridge	Partner (Solicitor) Practising conveyancing since 2002
Simon Cooper	Cambridge	Partner (Licensed conveyancer) Practising conveyancing since 2012
Alice Gatherer	Cambridge	Associate Practising conveyancing since 2019
Sharon Harding	Cambridge	Senior Conveyancing executive Practising Conveyancing since 2003

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Zoe Touhey	Cheltenham	Partner (Solicitor) Practising conveyancing since 2007
Janeen Brindley	Cheltenham	Senior Associate (FCILEx) Practising conveyancing since 2003
Jane Mayglothling	Hereford	Senior Associate (Solicitor) Practising conveyancing since 1996
Kate Potter	Hereford	Senior Associate (FCILEx) Practising conveyancing since 2013
Diane Cook	Hereford	Chartered Legal Executive Practising conveyancing since 1991
Jane Shiplee	Hereford	Conveyancing executive Practising conveyancing since 1998
Jessica Rollings	Hereford	Paralegal Practising conveyancing since 2014
John Banky	Thames Valley	Senior Legal Counsel (Solicitor) Practising conveyancing since 1989
Laura Upshall	Thames Valley	Senior Associate Practising conveyancing since 2000
Carla Sanders	Thames Valley	Conveyancing technician Practising conveyancing since 2008
Alexander Small	Worcester	Solicitor Practising conveyancing since 2020
Jessica Watson	Worcester	Case Handler Practising conveyancing since 2010
Tracey Crolla	Wye Valley	Senior Licenced Conveyancer / Practising conveyancing since 2002
Tracey Gibbons	Wye Valley	Conveyancing executive (ACILEX) Practising conveyancing since 2000