



Residential Conveyancing – Our Prices and Services

When you are selling or buying a residential property, our fees will cover all of the work needed to complete the sale or purchase.

Our fees will also cover dealing with registration at the Land Registry and the payment of Land Transaction Tax in Wales (LTT) or Stamp Duty Land Tax in England (SDLT).

When you are selling, our fees will also include redeeming your existing mortgage.

Our fees do not include:

- any tax advice other than the advice necessary to confirm the relevant level of LTT or SDLT payable; or
- the preparation of any declaration of trust or any other document outside the conveyancing process.

Before we begin working on your matter, we will provide you with a firm estimate of the fees you are likely to pay in the transaction.

Transaction Value/Type	Factors affecting cost	Costs range + VAT
Value to £1m	<ul style="list-style-type: none">• Transaction value• Freehold or Leasehold• Registered or unregistered• Location• Whether you are using a government Help to Buy scheme or currently have one secured on your home• Complexity• Urgency	Range from £950 to £3,000
Value over £1m	<ul style="list-style-type: none">• Transaction value• Freehold or Leasehold• Registered or unregistered• Location• Whether you are using a government Help to Buy scheme or currently have one secured on your home• Complexity• Urgency	Range from £3,500 to £5,000

Mortgage or Remortgage	<ul style="list-style-type: none"> • Transaction value • Freehold or Leasehold • Registered or unregistered • Location • Complexity • Urgency 	Range from £750 to £1,500
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Disbursements

Disbursements are costs 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.

Leasehold properties can attract disbursements that are set out in the individual lease relating to the property. The list below is not exhaustive and other disbursements may be payable depending on the terms of the lease. We will tell you about specific fees upon receipt and review of the lease from the seller's solicitors.

Disbursement	Freehold (FH) or Leasehold (LH)	Charge + VAT
Search fees will vary according to location and land area	FH & LH	£200 to £450
Land Transaction Tax (LTT) or Stamp Duty Land Tax (SDLT)	FH & LH	This will depend on the purchase price. See calculators below
Land Registration Fees	FH & LH	This will depend on the value of the property. See link below.
Copies of Land Registry documents	FH & LH	£3 to £30
Freeholder Management Information Pack	LH	£150 to £400
Freeholder Notice of Transfer fee	LH	£50 to £150
Freeholder Notice of Charge fee	LH	£50 to £150
Deed of Covenant fee	FH & LH	£50 to £150
Freeholder Certificate of Compliance fee	LH	£50 to £150

- <https://beta.gov.wales/land-transaction-tax-calculator>
- <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/>
- <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Disbursements vary from property to property and can, on occasion, be significantly more than the ranges given above. We will be able to provide you with accurate figures once we have

received your specific documents. For mortgage related disbursements, the above information relates to standard mortgages from high street lending institutions only and funding arrangements between private individuals or companies will require a bespoke estimate and advice.

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

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 of £30 including VAT
- ID and onboarding of £24 per name including VAT

Potential additional costs

It is important that you are given a firm quote at the outset of your transaction, however, complications can sometimes arise that we could not have anticipated at the time of our estimate and, in those circumstances, you may be charged additional legal fees. We will advise you as soon as we can if additional fees become necessary, e.g.:

- The property is a new build property;
- There are issues surrounding planning and building regulations;
- Shared ownership;
- Transfers of part;
- Private access issues;
- Private services and service media;
- Residential tenancies;
- Defective titles.

This list is not exhaustive.

Timescales

Please note that timescales are for guidance only. They will vary according to a whole range of factors including the number of parties in a chain, your mortgage provider or whether your property is a new build or leasehold.

Type of Property/Case	Indicative Timescale
Time from acceptance of your offer to moving in	8 to 10 weeks
Leasehold property requiring an extension or variation of the lease term	12 to 16 weeks
New build property	28 days from the return of your initial documents to exchange of contracts and the

	completion will depend on when the house is built
Selling only or Purchasing only	6 to 8 weeks
Remortgage	4 to 6 weeks

Our Team

All of our residential conveyancing work is undertaken by Darryll Woodland under the supervision of Angharad Woodland and with the assistance of a specialist, dedicated paralegal and a legal secretary. Darryll spends 100% of his time on residential conveyancing and has been an Associate of the Institute of Legal Executives since 2016. Angharad has extensive experience in residential conveyancing and has been a qualified solicitor since 2000.

Our hourly rate is £255 plus VAT.