

Residential Conveyancing

This information is provided solely to comply with the Solicitors Regulation Authority Transparency Rules. The information relates to the provision of residential conveyancing services for individuals only.

Service	Residential conveyancing for individuals, including freehold and leasehold transactions relating to (i) sales; and (ii) purchases. Each is regarded as a separate service.
Fee information	<p>The anticipated fees for each service would be in the region of £5,000 – £25,000.</p> <p>Fees exclude VAT and disbursements.</p> <p>Fees are subject to VAT at the standard rate of 20%.</p> <p>Disbursements are costs that we may need to incur in relation to making payments to another organisation in order to complete your application. For example a fee that is payable to the Land Registry. Details of anticipated disbursements are set out in further detail below.</p>
Basis of fees	In the majority of cases, we would look to agree fees on a fixed fee basis. Where this is not practicable, fees would be charged in accordance with our hourly rates and a fee estimate would be agreed. The fee estimate would be provided taking into account the facts of the individual instruction.
Description of services	<p>Services provided on a property sale would include:</p> <ul style="list-style-type: none">• Assisting in preparing pre-contractual title information for the buyer;• Drafting and negotiating the sale contract and transfer; and• Attending to completion. <p>Services provided on a property purchase would include:</p> <ul style="list-style-type: none">• Due diligence on the seller's title to the property;• Negotiation of the sale contract and transfer;• Filing any necessary SDLT return; and• Attending to registration of the transfer. <p>On both sales and purchases, we would identify and address any other matters in connection with the transaction. For example, this may include dealing with transfers of shares in management companies, any requirements under title restrictions, obtaining landlord's consent and other contractual requirements in relation to leasehold properties. The extent of the services required in relation to each engagement will be confirmed to you.</p>
Timescales	Timings for residential property transactions vary widely according to particular circumstances. Many transactions will take 4-6 weeks to exchange of contracts, but particularly complex matters may take longer and delays can be caused by mortgage requirements and the personal circumstances of individual buyers and sellers.
Experience and qualifications	All our residential conveyancing work is carried out by or under the supervision of solicitors qualified in England and Wales and experienced in real estate legal work. We do not use licensed conveyancers for residential conveyancing work.
Disbursements	<p>The likely disbursements will be:</p> <ul style="list-style-type: none">• Search fees – £500-£1,000• Stamp Duty Land Tax (SDLT) – Varies in accordance with the value of the property. Further information, along with an SDLT calculator, is available on the GOV.UK website: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.• Land Registry fee – Varies in accordance with the value of the property. Further information is available on the GOV.UK website: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees.• For leasehold properties there may be additional disbursements to consider. These would include items such as management company and landlord fees for (i) dealing with enquiries, and (ii) providing the licence to assign – Varies in accordance with the amount of third party input required.