

Residential Legal Services.

We believe that moving house should be an exciting and positive step. We will always work hard to ensure that your property transaction progresses smoothly and efficiently. We are approachable and have a wealth of relevant experience. We have extensive local and national knowledge and you can be confident that you will be in very safe hands if you instruct a member of our property team.

We will allocate the most appropriate member of our Residential Property team to your transaction once you instruct us. When doing that we will consider the nature and complexity of your transaction, and experience required. Where relevant, we will look at the individual workloads within the department.

You can see details of our staff and on the members of our Residential Property team on this website.

We encourage you to contact our Residential Property team for a more accurate fee estimate. It is our policy to provide detailed and accurate fee estimates up front. On those rare occasions where a property transaction does have unexpected complications, we will always inform you of that immediately when the issue arises and, at that stage, we will discuss with you the potential consequences before any extra charges are incurred.

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Residential Property Pricing Ranges

Property Price*		Sale		Purchase		Plot Purchase
From £	To and including £	Freehold £ + VAT	Leasehold £ + VAT	Freehold £ + VAT	Leasehold £ + VAT	£ + VAT
100,000	500,000	800 – 1100	900 – 1200	900 – 1200	1100 – 1500	800 – 1500
500,001	1,000,000	1100-1500	1200 - 1650	1200 - 1850	1500 – 2150	1000 - 2200
1,000,001	2,000,000	Starts from 1500	Starts from 1650	Starts from 1850	Starts from 2150	Starts from 2000
2,000,001+		Starts from 1900	Starts from 2000	Starts from 2000	Starts from 2200	Starts from 2500

*The price of the property reflects the risk taken in carrying out a transaction

Variable Factors

There are occasionally factors that can increase the amount of work involved and thus the cost of the service. These can include (this list is not exhaustive):

- a defective legal title or if all or part of the property is unregistered
- if building regulations or planning permission has not been obtained for work undertaken
- if crucial documents we have requested are not provided
- if parties in the transaction are uncooperative or there is unreasonable delay from third parties
- disputes over ownership
- delay in mortgage offers being issued and/or onerous lender requirements

Stamp Duty Land Tax (SDLT)

The amount of SDLT depends on the purchase price of your property. Taxes charged by HMRC are subject to regular review and change therefore we have not included it in our estimates. HMRC have an online SDLT calculator that will work out the tax payable for most

property transactions. Alternatively, please contact us and we can provide an indication of the likely SDLT liability in your specific circumstances.

Disbursements

Disbursements are costs incurred during the transaction that are payable to third parties, such as Land Registry fees. We will make payment of the disbursements on your behalf to ensure a smoother process. These disbursements are payable in addition to the firm's legal fees. We have listed below some of the most common disbursements. It is possible that further disbursements may be payable in any particular case. We can advise which disbursements are applicable to you if you ask us to provide a quotation based on your specific requirements.

- Property search fees: Approximately £300 (further searches may be advisable, these will be priced individually)
- HM Land Registry fee: these fees vary depending on the nature of your transaction. You can see the fees in full [here](#)
- Land Registry Search fee: £3.00
- Land Charges Search fee: from £2.00
- Electronic Transfer fee: £40.00 plus VAT (for example if you have a mortgage and the lender requires funds to be sent via Electronic Transfer)
- Leasehold properties often attract extra disbursements which have to be paid, for example, to a landlord or managing agent. These fees vary considerably for case to case.

Buying & Selling

Your requirements will be different depending on whether this is your first home, a buy-to-let investment or land you're purchasing for development. Within our Residential Property team, we have experience in all types of property, from flats to large estates, agricultural & equestrian land, and everything in between.

We do all that we can to ensure the process runs as smoothly as possible, working within your timescales, and keeping in contact with you throughout. We aim to identify and resolve any issues at an early stage, before they become a problem.

Experience tells us that the average residential property transaction takes approximately 8 weeks from acceptance of offer to exchange of contracts. However, the time taken to complete any transaction can depend on a number of factors. We have experience of exchanging and completing matters substantially more quickly than that where circumstances demand.

Transactions can be quicker or slower, depending for example on the number of parties in the chain. All parties need to have completed the necessary steps before exchange can be effected.

For example, a first-time buyer, purchasing a new build property with a mortgage offer already available in principle, could take 8 weeks. However, if buying a leasehold property that requires an extension of the lease, this might take significantly longer.

Mortgages

We deal with the legal formalities on behalf of both you and your lender right through to completion whether it is a first-time mortgage, if you're re-mortgaging, or raising finance to invest in other projects.

Equity Release & Lifetime Mortgages

A lifetime mortgage, also known as an equity release mortgage, is a loan taken out against your property. There are not usually any monthly repayments. Generally, the interest is added to the original loan amount. It usually becomes repayable in the event of your death, or when you leave or sell the property.

It is important that you receive full independent advice to ensure you are aware of all the terms and in particular that you understand how interest is added to the loan. It is also important to remember that the earlier you take out a loan of this type, the more will have to be repaid.

We can meet with you at our office or at your home if it's difficult for you to travel.

Development and Plot Sales

We can advise you on any issues relating to proposed developments and or plot sales. We can also assist with resolving any disputes or claims, and we can prepare transfers of plots of land including all relevant covenants and easements.

Covenants, Rights of Way and other Land Agreements

Covenants are obligations on land owners that bind future owners of that land. If the circumstances require it, we can draft, complete and register deeds to ensure land is treated in a particular way.

If covenants are no longer necessary for a particular piece of land we can prepare the required deed of release. Note this will require all parties' agreement.

Easements are rights given over land. These could include rights of way or rights to light. Again, where necessary formal deeds for these rights or for the release of them must be carefully drafted, agreed and registered at the Land Registry. If that is not done, those rights may not be effectively protected. Our property law team can advise on these and indeed on many other land-related issues.