

RESIDENTIAL CONVEYANCING SERVICES AND CHARGES

Our house sales and purchases are dealt with by Stephen Hill and Sian Morris. Stephen is a graduate of Nottingham and Oxford Universities and was admitted as a solicitor in 1981 and Sian is a graduate of Cardiff University and was admitted in 1998.

Key stages and timescales are outlined in our sale and purchase guides which can be accessed from the menu on this site. The prices quoted include all services in the transaction from initial instructions to completion and in the case of a purchase paying stamp duty or land transaction tax and registration at the Land Registry.

For standard transactions our charges are detailed below and these apply for both sales and purchases. We do reserve the right to alter these in cases where unusual work proves necessary. You will be advised of this should it become necessary.

FREEHOLD PROPERTIES

Less than £100,000	£950 plus 20% vat
£100,000-£149,999	£1,100 plus 20% vat
£150,000-£299,999	£1,250 plus 20% vat
£300,000-£399,999	£1,500 plus 20% vat
£400,000-£500,000	£2,200 plus 20% vat
£500,000-£599,999	£2,750 plus 20% vat
£600,000-£699,999	£3,300 plus 20% vat
£700,000-£799,999	£3,850 plus 20% vat
£800,000-£899,999	£4,400 plus 20% vat
£900,000 +	0.5% price plus 20% vat

LEASEHOLD PROPERTIES

Less than £100,000	£1,375 plus 20% vat
£100,000-£149,999	£1,650 plus 20% vat
£150,000-£299,999	£1,870 plus 20% vat
£300,000-£399,999	£2,200 plus 20% vat
£400,000-£499,999	£2,500 plus 20% vat
£500,000-£599,999	£3,000 plus 20% vat

£600,000-£699,999	£3,600 plus vat
£700,000-£799,999	£4,200 plus vat
£800,000-£899,999	£4,700 plus vat
£900,000 +	0.5% price plus 20% vat

When you buy a property you will also have to pay search fees, Land Registry fees and in most cases Stamp Duty Land Tax (in England) or Land Transaction Tax (in Wales).

Search fees vary according to the locality of the property. As an example, in Pembrokeshire the following apply

Local search	£146.50
Water and drainage search	£14.40
Environmental search	£61.20
Coal mining search where necessary	£48.00

There will be other small disbursements payable such as bankruptcy and land registry or land charges searches or in the case of a sale for official copies of the title. Typically these will be under £30 in total but vary according to the transaction

Land Registry Fees Stamp Duty Land Tax and Land Transaction Tax also vary according to value and other factors. We have provided links to government web sites with further information on our Menu.

If you are selling a leasehold property it will usually be necessary to obtain management packs from the managing agents/freeholder detailing service charges insurances and similar information. The cost of these packs varies but can be in the region of £500. Sometimes it is also necessary to pay for licence to assign (sell) the lease and a further charge by the management company may be payable which could be in the same region as the management pack.

If you are buying a leasehold property the management company will charge for registering the transfer and any mortgage and for the issue of a new share certificate. Again these charges vary but they can easily amount to £150-£250.