



wardhadaway
lawfirm

Conveyancing

Pricing

wardhadaway.com

Newcastle | Leeds | Manchester

 Ward Hadaway  @WardHadaway

Conveyancing

Our residential conveyancing team advise on freehold or leasehold sales or purchases as well as re-mortgages at the following fixed rates for all of these transactions:

Property value	Fee
£0 - £250,000	£950
£250,001 - £400,000	£1,250
£400,001 - £500,000	£1,750
£500,001 - £800,000	£2,225
£800,001+	Bespoke quotation

All fees are exclusive of VAT and disbursements.

Our fee assumes that:

1. This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
2. If it is a leasehold purchase this is the assignment of an existing lease and is not the grant of a new lease.
3. The transaction is concluded in a timely manner and no unforeseen complication arise.
4. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
5. No indemnity insurance policies are required. Additional disbursements may also apply if indemnity policies are required. Such policies can be taken out if certain documents which are required in relation to your sale or purchase are not available or if there are any defects in the title to the property.

Purchase transaction

What is included in the price?

Our service includes:

- Taking your instruction.
- Ordering appropriate searches, raising enquiries on the title about the property of the seller and if necessary on the results of the searches.
- Investigating the title to the property including the information relating to the legal title and search results.
- Negotiating the terms of the agreement for the purchase and transfer (if applicable).
- Advising you on the title, the results of the searches and enquiries and the purchase documents.
- Sending the Mortgage Deed to you for signature (if applicable). Reporting to the lender on the title to the property, including liaising with them to satisfy any requisitions they may raise (if applicable).
- Obtaining your instructions on the ownership of the property and how the equity is proposed to be shared between you on any future sale of the property.
- Explaining the agreement for the purchase to you, obtaining your signature for the agreement and agreeing the provisional completion statement.
- Liaising with you and the seller's solicitors in relation to any conditions which have to be satisfied before completion.
- Carrying out final searches.

- Completing the transfer of the legal title of the property to you.
- Completing the Land Transaction Return (Stamp Duty Land Tax) Form and submitting it to HM Revenue & Customs.
- Registering any mortgage or lending deed at Land Registry and where relevant at Companies House to protect the lender (if applicable).
- Registering title to the property at Land Registry.

What's not included:

- Valuation, financial or environmental matters or in any matters relation to the condition of the Property;
- Issues relating to planning except to advise you on information disclosed by our search of the local authority and enquiries of the seller. If you require any specialist planning advice we can make the introduction with our Planning Team to assist you with any such matters.
- How any equity in the property will be dealt with beyond any Trust Deed setting out any specific percentage shares held in the property.
- The commercial merits of the matter.
- Taxation advice beyond the amount of SDLT payable.
- Extension of a lease on a leasehold property.

Disbursements:

These are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf, provided you have put us in funds to do so, to ensure a smoother process. (All these figures are excluding VAT unless stated)

Disbursement	Fee
Case Management fee	(£25 + VAT) This is a fee paid to the external provider of a computerised case management system used by mortgage lenders for each case used on their system
Searches (local, drainage, environmental etc)	£350.00 (approximately)
Land Registry Fee	£20.00 to £910.00 (depending on value of the property and the nature of the transaction) Please see the Land registry fee calculator here
Land Registry Search fee	£4.80
Land Charges Search fee/Bankruptcy Search	£2.00 per name of individual searched against
Stamp Duty Land Tax	This depends on the purchase price of your property. You can calculate the amount you will need to pay here
Notice of Transfer fee	(Leasehold purchases) The fee is set out in the lease and can cost between £50 - £350
Notice of Charge fee	(Leasehold purchases if the property to be mortgaged) the fee is set out in the lease and can cost between £50 - £350
Deed of Covenant Fee	(Leasehold purchases) This fee is charged by the management company and can range from £150 - £250
Certificate of Compliance fee	(Leasehold purchases) This is a certificate for the land registry and can vary according to the lease, costs range from £50 - 250

Example

Purchase of a freehold residential property at a purchase price of £250,000.00

- Legal fee £950.00 plus VAT.
- Case Management Fee: £30 plus VAT.
- Search fees £350.00 approximately.
- HM Land Registry fee (provided that the matter is straightforward) £270.00 for an electronic application at the Land Registry.
- Land Registry Search fee £4.80.
- Land Charges Search/Bankruptcy Search fee £2.00. per person.
- Stamp Duty Land Tax on the basis that this will be the only property that you will own on completion and you are not a first time buyer £2,500.00.

Estimated total: £4,106.80 plus VAT

Sale transaction

What is included in the price?

Our service includes:

- Taking your instruction.
- Examining the title to the Property to determine what information needs to be disclosed or issues that may arise.
- Helping you complete property information forms.
- Drafting and negotiating the agreement for sale and transfer.
- Asking the mortgage lender(s) how much is needed to redeem any mortgage.
- Responding to enquiries made by the buyer's solicitors after obtaining any relevant information from the title deeds, other documents, third parties and from yourself.
- Explaining the agreement for sale to you and obtaining your signature to it and agreeing with you the provisional completion statement.
- Helping you to understand the nature of the binding contract you will enter.
- Liaising with you and the buyer's solicitors in relation to any conditions, which have to be satisfied before completion.
- Obtaining from you any additional money to complete and any sale costs which could include Estate Agents fees and money payable to third parties.
- Obtaining your signature to and complete the transfer of legal title to the buyer.
- Obtaining a release of any charges on the Property provided we have sufficient funds from the sale or from you.
- Sending you the balance of the sale proceeds (if any) and a final completion statement; and
- Ensuring any redundant entries are cleared from the Land Register.

We will not be advising you on:

- Valuation, financial or environmental matters or in relation to the condition of the property.
- The commercial merits of the matter; and
- Taxation implications of the sale.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf, provided you have put us in funds to do so, to ensure a smoother process.

Disbursement	Fee
Land Registry Documents	£8.00
Case Management fee	£25.00 plus VAT (£30.00)

How long will the transaction take?

How long it will take for your purchase or sale transaction to complete will depend on a number of factors. The average process takes between six to eight weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 4-6 weeks.

Who will handle the transaction?

The work will be carried out by a member of the Property team who will provide personable and hands-on management of the transaction. Please [click here](#) to view their experience. They will be available throughout the matter to answer any queries and keep you updated on progress.