



Residential Conveyancing

Pricing and Servicing Information

In this section you will find further information on how our residential property team charge for various types of products and services.

Where we carry out residential property work for clients including freehold or leasehold sales and purchase and mortgages or remortgages, we will agree with you a free estimate at the outset. Our fees cover all the work required to complete a purchase or sale of your property. If it becomes apparent to us that a transaction has unexpected complications, then we will inform you immediately we become aware of any such matters and we will discuss the consequences of any such complications before incurring extra fees. We will only increase the fees if the work we are required to do is significantly outside what we were expected to do when the estimate was given and only in consultation with you.

Our fees are based upon the value of the property you intend to purchase. We set out below the range of our fees. A more detailed estimate will be provided if you contact us. We will be happy to discuss our fees with you.

Fees table

Purchase / Sale Price	Fees
anything below £100,000.00	£625.00 +VAT
between £100,000 and £149,999	£725.00 + VAT
between £150,000 and £199,999	£825.00 +VAT
between £200,000 and £249,999	£925.00 + VAT
between £250,000 and £299,999	£1,025.00 + VAT
between £300,000 and £349,999	£1,125.00 + VAT
between £350,000 and £399,999	£1,225.00 + VAT
between £400,000 and £449,999	£1,350 .00 + VAT
between £450,000 and £499,000	£1,425.00 + VAT
between £500,000 and £749,999	£2,100.00 +VAT
between £750,000 and £999,999	£2,650.00 +VAT
£1 million + discretionary fees	£3,200.00 + VAT

Instructions which require additional Fees	Additional Cost
New Build	plus £175.00 + VAT
1st Registration	plus £200.00 + VAT
Help to buy Wales	plus £200.00 + VAT
Deed of Covenant	£150.00 + VAT
Option Agreement	£600.00 + VAT
Deed of Surrender	£500.00 +VAT
Deed of Gift (& dealing with registration on behalf of Transferee)	£525.00 + VAT
Re-Mortgage	£450.00 + VAT
Leasehold	£250.00 + VAT
Grant of Easement	£600.00 + VAT
Preparing Auction Pack	£600.00 +VAT
Dealing with sale post Auction	+ 50% of the conveyancing scale above to act for the sale
When dealing with a purchase with a mortgage	£50.00 + VAT

Purchase of Residential Property

Our l fees for the purchase of a freehold residential property start at £625.00 plus VAT.

Disbursements

Disbursements are cost related to the matter that are payable to third parties such as the Land Registry. We will handle the payments of disbursements on your behalf to ensure a smoother process.

The likely disbursements (expenses) are: -

Search fees	£150.00 to £350.00 plus VAT
Land Registry fees. https://www.gov.uk/guidance/hm-land-registry-registration-services-fees	Starting at £20.00 This will depend on the value of the property
Bank Transfer fee	£30.00 plus VAT
Lawyer check – where the other side solicitors in unknown	£15.00
LMS Panel fee This is payable if your chosen	£25.00 plus VAT
Help to buy Wales	Admin fee £200.00 plus VAT

Land Tax or Stamp Duty

This depends on the purchase price of your property. It is a tax payable to the Government. You can calculate the amount that you need to pay by using the Welsh Revenue Authority's website for purchases in Wales which can be found at: <https://beta.gov.wales/welsh-revenue-authority>

Or if your purchase is in England, you can calculate the amount that you need to pay by using the HMRC's website: <https://www.gov.uk/stamp-duty-land-tax>

Purchase of a Leasehold Property

Our fees for a leasehold purchase start at £875.00 plus VAT. The fees depend upon the value of the property.

Disbursements

The likely disbursements are the search fees, Land Registry fees, bank transfer fee, stamp duty, the Land Transaction Tax (as outlined above) for a freehold property plus the following: -

Notice of Transfer fee	Between £50.00 and £150.00
Notice of Charge fee	Between £50.00 and £150.00
Certificate of Compliance fee	Between £50.00 and £350.00

These additional disbursements are dependent upon the property and the lease. We can only give you accurate details once we have seen the lease and any supporting documentation.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and anticipated service charge as soon as we receive this information.

How long will my House Purchase Take

How long it will take from your offer being accepted to move into your house will depend upon a number of factors. The average process takes between 10 – 12 weeks.

It can be quicker or slower depending upon 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 6 – 9 months depending upon the length of time it takes to construct the property. However, if you are buying a leasehold property that requires an extension of the lease, this could take significantly longer. In such a situation additional charge would apply.

Stages of Purchasing Residential Property

The precise stages involved in the purchase of a residential property vary according to the circumstances. The following is a guide to the process:

Take your instructions and give you initial advice.

- Check finances are in place to fund purchase and contact lender's solicitors if needed.
- Receive and advise on Contract documents.
- Carry out searches. And obtain further planning documentation if required.
- Make any necessary enquiries of the seller's solicitor.
- Give you advice on all documents and information that we receive.
- Go through the conditions of the mortgage offer with you.
- Send you a Contract for your signature.

- Draft the Transfer
- Advise you on joint ownership.
- Obtain pre completion searches.
- Agree completion date (date on which you will own the property).
- Exchange Contracts and notify you that this has happened.
- Arrange for the monies needed to be received from the lender and you.
- Complete purchase.
- Deal with Land Tax/Stamp Duty.
- Deal with the application for registration at the Land Registry.

Residential Re-mortgage

Our fees start at £450.00 plus VAT.

Disbursements

The likely disbursements are: -

Office copy register entries	£6.00 plus VAT
Search fees	Between £150.00 and £350.00 plus VAT
Land Registry fees – this will depend on the mortgage amount and if the property is registered or unregistered	Average fee would be £20.00 to £350.00
Bank Transfer fee	£30.00 plus VAT
Notice of Charge fee (leasehold)	Between £50.00 and £100.00 plus VAT

Residential Sale

Our fees for a freehold sale start at £625.00 plus VAT.

Fees for a leasehold sale start at £875.00 plus VAT.

Disbursements

Likely disbursements are: -

Office copy register entries	£6.00 plus VAT
Bank Transfer fee	£30.00 plus VAT
Management Company fees (Leasehold)	Between £150.00 and £300.00 plus VAT

Stages of Sale of Residential Property

Precise stages involved in the sale of residential property may vary according to the circumstances. These are some of the key stages that usually apply:

- Take instructions and give initial advice.
- Taking proof of your identification and details of the property together with any mortgages that relate to the property.
- Obtaining and checking proof of your ownership of the property
- Preparing and issuing the draft contract
- Arranging for you to complete forms that form part of the pre contract pack.
- Dealing with any enquiries from the purchaser's solicitor
- Taking you through and obtaining your signature on the contract
- Agreeing completion date with you and the purchaser's solicitor
- Obtaining details of outstanding sums on any mortgage
- Exchanging contracts
- Obtaining and checking Estate Agent's invoice with you
- Checking and approving transfer
- Replying to pre completion enquiries
- Completing purchase
- Paying mortgage secured on the property, paying estate agent.
- Sending balance monies to you
- Sending Transfer and any other relevant documents to the purchaser's solicitor

In all transactions our fee assumes that: -

1. This is a standard transaction unless unforeseen matters arise including for example (but not limited to) a defect in Title which requires remedy prior to completion or the preparation of additional documents ancillary to the main transaction.
2. In the sale and purchase of leasehold properties that 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 complications arise.
4. All parties to the transaction are co-operative and there is no unreasonable delay for providing documentation.
5. No indemnity policies are required, additional disbursements may apply if indemnity policies are required.

RGRL Conveyancing Team

Our conveyancing team is headed by Huw Redvers Jones a Director and Solicitor and members of our conveyancing team have been listed below: -

Huw Redvers Jones	Director and solicitor
Huw Griffiths	Director and solicitor
Manon Roberts	Director and solicitor
Rhys Cwyfan Hughes	Director and solicitor
Peter Egan	Consultant solicitor
Meurig Jones-Evans	Solicitor
Anest Glyn	Solicitor
Niamh O'Toole	Solicitor