

Scale of charges – Residential Conveyancing

Our aim is to provide an efficient, cost effective and professional service with an emphasis on client care.

We believe our expertise and the quality of the service provided to be unsurpassed in the market place. Our approach is down to earth and tailored to meeting our client's needs.

<i>Service Type</i>	
<i>Freehold Sales</i>	£750-£1,500
<i>Freehold Purchases</i>	£795-£1500
<i>Remortgages</i>	£500-£750

**Prices shown above exclude VAT/ disbursements and are valid for sale prices up to £1m*

<i>Additional Charges</i>	
<i>New Build Purchases</i>	As above plus £300
<i>Leasehold Purchases</i>	As above plus £300
<i>Leasehold Sales</i>	As above plus £100
<i>Help to Buy ISA</i>	£50 per ISA
<i>Help to Buy Mortgage</i>	£150

Our fees include acting for your mortgage lender and include the submission of the Stamp Duty Land Tax return form to the Inland Revenue.

The law requires solicitors to get satisfactory evidence of the identity of their clients and sometimes people related to them. This is because solicitors who deal with money and property on behalf of their client can be used by criminals wanting to launder money. In order to comply with applicable Government regulations in respect of money laundering we are only able to accept instructions if you comply with our client identification policy. We will obtain an electronic database (AML) search. The fee for each search is £5.00 plus VAT.

The usual disbursements and administrative charges on a sale are £6 office copy entries per title and £42 per telegraphic transfer fee.

The usual disbursements and administrative charges on a purchase up to £1m are £320 approximately for Local, drainage, chancel and environmental searches, £2 land charges searches per person, £3 land registry search fee per title, telegraphic transfer fee £42 and land registry fee between £20 and £270 depending on purchase price. Additional searches may be required depending the property location. Also, a Legal Marketing Services fee of £10 plus VAT is payable should your mortgage lender use Legal Marketing Services.

Stamp Duty Land Tax is payable in accordance with the legislation – Click [here](#) to open the .Gov Stamp Duty Calendar.

We understand the stress involved in moving home. The work we will carry out will involve the following:

With regard to your sale

- Checking your title to the property;
- Supplying title information to the buyer's solicitor
- Drafting the Contract and submitting the Contract and all relevant documentation to the buyer's solicitors;
- Dealing with any pre-contract enquiries
- Dealing with any mortgage lender with a charge registered against the property or any other bodies with an interest in the property;
- Dealing with any enquiries received from the buyer's solicitors;
- Exchanging Contracts;
- Approving the draft Transfer on your behalf;
- Completing the matter;
- Discharging any mortgages registered against the property.

With regard to your purchase

- Checking the seller's title;
- Raising appropriate enquiries before Contract and reviewing the seller's replies;
- Making searches with the Local Authority and other information providers in accordance with your instructions and the instructions of any lender;
- Reviewing and if necessary amending the Contract and any associated documents;
- Advising you about the results of searches, replies to our enquiries and the terms of the Contract and any associated documents;
- Complying with the instructions of your mortgage lender if you are having a mortgage;
- Exchanging Contracts;
- Making appropriate pre-completion searches and generally completing the matter;
- Making the appropriate return to H.M. Revenue & Customs for the purposes of Stamp Duty Land Tax (SDLT) and on receipt of the signed Stamp Duty Land Tax Land Transaction Return Form submitting the same to H.M. Revenue and Customs;
- On receipt of any SDLT monies due from you, arranging for the same to be paid to H.M. Revenue and Customs on your behalf;
- Registering your ownership and any mortgage at the Land Registry.

Please note that should your matter include any of the following elements, an additional fee may be charged, such fee to be calculated in accordance with the hourly rates also referred to in this letter:-

- Solar panels;
- Japanese Knotweed;
- Help to Buy ISA's;
- Help to Buy loans;
- Indemnity Insurances;
- Islamic Mortgages;
- Equity releases;
- Declaration of Trust

Our price may look high compared to some other providers, but we would ask you to consider the work involved, the implications of you or us missing something, the deadlines involved, the availability of our professional insurance cover and a number of other factors in the complex conveyancing process, before comparing us on price alone.

Please do not hesitate to give us a call to discuss your particular circumstances in more detail.

Meet the team

Amanda Holden – Partner **Solihull Office**

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**Charge out rate - £200ph*
Qualified 1995

Joanne Seeney – Associate Solicitor **Solihull Office**

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**Charge out rate - £185ph*
Qualified 1992

Lynne Goldsby – Legal Executive **Solihull Office**

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**Charge out rate - £185ph*
Fellow of the Chartered Institute of Legal Executives – Admitted 1991

Lesley Power - Assistant Solicitor
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**Charge out rate - £185ph*
Qualified 1986