

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.

Residential Sale

Sale Value	Fee
Up to £300,000	£1,100
Up to £500,000	£1,440
Up to £750,000	£1,625
Up to £1m	£1,785
Over £1m	Case by Case

Residential Purchase

Sale Value	Fee
Up to £300,000	£1,200
Up to £500,000	£1,650
Up to £750,000	£1,895
Up to £1m	£2,075
Over £1m	Case by Case

*Prices shown above exclude VAT/ disbursements

Additional charges on top of the sale/purchase fee may be applicable depending upon the nature type of the transaction. Examples of these fees can be found below:

Extras	Additional Fee
New Build Purchase	£370
Help to Buy ISA	£50
Help to Buy mortgage	£200
Leasehold Sale	£350
Leasehold purchase	£380

*Prices shown above exclude VAT/ disbursements

Other residential property transactions:

Transaction	Fee
Leasehold Extension	£875
Equity Release	£895
Transfer of Equity	£970
Remortgage	£970
Freehold Purchase	£800
Assent	£850
Gifted Deposit	£50-£75
Declaration of Trust	£500
Help to Buy Redemption	£500-£800
Staff Discount	50% of normal fees

*Prices shown above exclude VAT/ disbursements

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 £10.00 plus VAT.

The usual disbursements and administrative charges on a sale are £6 plus VAT office copy entries per title, £45 plus VAT per telegraphic transfer fee and £10 plus VAT per faster payment.

1. The usual disbursements and administrative charges on a purchase up to £1m are £500 approximately for Local, drainage, chancel and environmental searches, £10 faster payment per payment, £2 land charges search fee per person, £3 land registry search fee per title, £45



Tel: (UK) 0121 233 4333
 Wilkes is a trading name of
 authorised by the Solicitors
 Regulation Authority. A list of members is available for inspection at our registered office at 41 Church Street, Birmingham B3 2RT

41 Church Street, Birmingham, B3 2RT
 The Wilkes Partnership LLP (Registered

www.wilkes.co.uk
 No. OC364479) which is

telegraphic transfer fee per bank transfer and land registry fee between £20 and £295 depending on purchase price. Additional searches may be required depending the property location. VAT is payable on some disbursements. Also, a Legal Marketing Services fee of £30 plus VAT is payable should your mortgage lender use Legal Marketing Services. Stamp Duty Land Tax is payable in accordance with the current legislation. Click [here](#) to open the Government Stamp Duty Land Tax calculator.

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;



Tel: (UK) 0121 233 4333
Wilkes is a trading name of
authorised by the Solicitors
Regulation Authority. A list of members is available for inspection at our registered office at 41 Church Street, Birmingham B3 2RT

41 Church Street, Birmingham, B3 2RT
The Wilkes Partnership LLP (Registered

www.wilkes.co.uk
No. OC364479) which is

- 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.

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

t: 0121 733 4307

e: aholden@wilkes.co.uk

*Charge out rate - £200ph Qualified
1995

Joanne Seeney

Senior Associate Solicitor

Solihull Office

t: 0121 733 4324

e: jseeney@wilkes.co.uk

*Charge out rate - £185ph Qualified
1992

Asia Bi

Solicitor

Solihull Office

t: 0121 733 4325

e: abi@wilkes.co.uk

*Charge out rate - £185ph Qualified
1992

Sunny MT Salam

Solicitor

Solihull Office

t: 0121 710 5961

e: ssalam@wilkes.co.uk

*Charge out rate - £185ph Qualified
2020



Tel: (UK) 0121 233 4333

▶ Wilkes is a trading name of
authorised by the Solicitors
Regulation Authority. A list of members is available for inspection at our registered office at 41 Church Street, Birmingham B3 2RT

41 Church Street, Birmingham, B3 2RT

▶ The Wilkes Partnership LLP (Registered

www.wilkes.co.uk

▶ No. OC364479) which is