

**Legal Fee Information for
Sale of a Freehold or Leasehold Residential Property**

Introduction

Our Legal Fees cover all of the work required to complete the sale of your home.

Legal Fees

Legal Fees are the amount you will be required to pay for all of the work performed by us in actioning your instructions, from commencement of your case to conclusion.

- Our standard legal fee for a residential freehold property sale ranges from £600.00 to £2,900.00 plus VAT. (£720.00 - £3480.00 inc. VAT) for properties up to the value of 1.5 million.
- Our standard legal fee for a residential Leasehold property sale ranges from £825.00 - £3,000.00 + VAT (£900.00- £3,600.00 inc. VAT) for properties up to the value of 1.5 million.

For an indication of the likely fee, please see our fee scale below:

Sale / Fees	Average Fees Freehold	Average Fees Leasehold
	min £600.00 + VAT (£720.00 Inc. VAT)	min £825.00 + VAT (£990.00 Inc. VAT)
£50,000 - £100,000	From £850.00 + VAT (£1,020.00 Inc. VAT)	From £975.00 + VAT (£1,170.00 Inc. VAT)
£101,000 - £150,000	From £900.00 + VAT (£1,080.00 Inc. VAT)	From £1,050.00 + VAT (£1,260.00 Inc. VAT)
£150,001 - £200,000	From £950.00 + VAT (£1,045.00 Inc. VAT)	From £1,100.00 + VAT (£1,320.00 Inc. VAT)
£200,001 - £300,000	From £1000.00 + VAT (£1,200.00 Inc. VAT)	From £1,200.00 + VAT (£1,440.00 Inc. VAT)
£300,001 - £400,000	From £1,100.00 + VAT (£1,320.00 Inc. VAT)	From £1,300.00 + VAT (£1,560.00 Inc. VAT)
£400,001 - £500,000	From £1,200.00 + VAT (£1,440.00 Inc. VAT)	From £1,425.00 + VAT (£1,710.00 Inc. VAT)
£500,001 - £600,000	From £1,450.00 + VAT (£1,740.00 Inc. VAT)	From £1,550.00 + VAT (£1,860.00 Inc. VAT)
£600,001 - £750,000	From £1,650.00 + VAT (£1,980.00 Inc. VAT)	From £1,800.00 + VAT (£2,160.00 Inc. VAT)
£750,001 to £850,000	From £1,800.00 + VAT (£2,160.00 Inc. VAT)	From £1,950.00 + VAT (£2,340.00 Inc. VAT)
£850,001 to £950,000	From £2,000.00 + VAT (£2,400.00 Inc. VAT)	From £2,150.00 + VAT (£2,580.00 Inc. VAT)
£950,001 to £1,150,000	From £2,200.00 + VAT (£2,640.00 Inc. VAT)	From £2,350.00 + VAT (£2,820.00 Inc. VAT)
£1,150,001 to £1,250,000	From £2,350.00 + VAT (£2,820.00 Inc. VAT)	From £2,500.00 + VAT (£3,000.00 Inc. VAT)
£1,251,000 to £1,350,000	From £2,500.00 + VAT (£3,000.00 Inc. VAT)	From £2,650.00 + VAT (£3,180.00 Inc. VAT)
£1,350,001 to £1,450,000	From £2,650.00 + VAT (£3,180.00 Inc. VAT)	From £2,850.00 + VAT (£3,420.00 Inc. VAT)
£1,451,001 to £1,550,000	From £2,850.00 VAT (£3,420.00 Inc. VAT)	From £3,300.00 + VAT (£3,960.00 Inc. VAT)

- The value and location of the property and any complexities arising will dictate the final fee charged within this range.

Charges for making a payment

- Breese Gwyndaf makes no charge for effecting a payment on your behalf by BACS (only available for payments under £500000) or by cheque. If a same day telegraphic bank payment is required of if the payment is for a sum exceeding £500000 then we charge a fee of £25 plus VAT for each such payment. This charge includes Breese Gwyndaf's own Bank's fee, currently £15, for effecting payment in this way. Please refer to our Terms of Business for further details.
- VAT will be payable on our fees and some disbursements and we will clearly confirm which disbursements carry VAT in our formal quotation or as we advise you to incur them.
- Below, we detail what services are covered in our standard fee.

If at any stage our fees change, we will notify you and discuss the reason for any changes. This would typically occur if you change your instructions or your case involves an unforeseen complexity.

Our standard fees assume that:

When we estimate our fees at the outset of a transaction, it is generally on the assumption that:

- the property is held under a single freehold/leasehold title with no title defects which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- the sale or purchase only involves one contract
- the sale, purchase or remortgage is for an individual and not a company
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- the sale or purchase will be on the basis of an unconditional contract
- no indemnity insurance policies are required
- the property is sold with vacant possession with no third parties in occupation
- completion takes place on the date agreed in the contract
- for leasehold properties, we assume this is the assignment of an existing lease and is not the grant of a new lease
- for leasehold properties, we assume this is a single leasehold title and that you are not also acquiring a share of the freehold or a share in any management company.

Disbursements and Other Costs

Disbursements are expenses that we must pay on your behalf. Based on the information available at this time, I expect to incur the following disbursements:

<i>Description</i>	<i>Cost</i>	<i>Vat Chargeable (Yes/No)</i>
Land Registry: copy title & plan – per title	£8.40	No
Online identity checks per client - estimated	£15	Yes
Land Registry: copy deed if required – estimated	£5	No
Index Map search fee – if land is unregistered	£5.20	No
Land Charges Search (required if title is unregistered) – variable depending on number of previous owners, estimated at	£10	No
Bank account money laundering online verification – if required:- estimated	£10	Yes
Bankruptcy search – per client	£3.20	No

Leasehold properties - If your property is leasehold or subject to a management company, the following additional costs may arise:

Landlord's Management Pack – varies depending on Landlord - estimated	£300 + VAT
Landlord's certificate of compliance – varies depending on Landlord - estimated	£75 + VAT

Disbursements are payable to third parties, such as the Land Registry and search providers, whose fees may vary over time, including during the course of your transaction. While we make efforts to keep the disbursement costs listed above current, we reserve the right to revise the expenses to the actual amount payable to the third-party provider.

Costs that you may have to pay another party

I do not expect that you will have to pay another party's costs. This only tends to arise in litigation and is therefore not relevant to this transaction.

We are required by our regulator to undertake Client Due Diligence (CDD) which is made of up KYC (Know Your Client) and AML (Anti Money Laundering) details of which are contained within our terms of engagement which will be sent to you when instructing us. The payments concerning these checks are listed above.

Anticipated disbursements for a leasehold purchase

If your property is leasehold or subject to a management company, the following additional costs may arise:

- **Certificate of Compliance fee** - To be confirmed upon receipt of the lease which can range between £0 and £250 + VAT (£0 - £300 Inc. VAT)
- **Management pack**, these typically start from £150.00 - £300.00 +VAT (£180.00 - £360.00 inc. VAT) but can be more and we will confirm with you on application and review of your property sale.

These fees will vary from property to property and can on occasions be significantly more than the ranges given above. We will give you an accurate figure once we have sight of your specific documents.

How long will my property sale take?

How long it will take from your acceptance of an offer to the final sale of your property will depend on a number of factors.

- The average process for a residential freehold property is between 4 - 8 weeks from receipt by the buyer of the draft contract pack
- The average process for a residential leasehold property is between 4 - 12 weeks.

It can be quicker or slower, depending on a number of factors and we will notify you if we believe your transaction may take longer than average or if something occurs in your case to extend the transaction time.

If you are selling a leasehold property that requires an extension of the lease, this can take longer. In such a situation, additional charges would apply and we will notify you of the additional charges and time estimate when we, or the buyers, solicitors have engaged the landlord to discuss the extension.

Stages of the Process

The precise stages involved in the sale of a residential property vary according to the circumstances.

A broad outline of the work which will be carried out on your behalf will be as follows:

- Taking your instructions and giving you initial advice
- Investigating the title to your property
- Preparing a draft contract
- Deducing your title to the Property to the buyer's solicitor;
- Arranging for standard enquiry forms to be completed by you;
- Taking your instructions on any additional enquiries raised by the buyer's solicitor;
- Negotiating the sale contract with the buyer's solicitor
- Arranging for you to sign the sale contract
- Approving the drafting of the Transfer Deed by the buyer's solicitor;
- Replying to requisitions on title received from the buyer's solicitor (these deal with routine pre-completion and post-completion matters
- Dealing with Exchange of Contracts and Completion;
- If the property is mortgaged, obtaining a redemption statement from the lender and attending to repayment of the mortgage on completion
- Paying our fee and discharging your estate agent's commission
- Writing to you confirming the sale has completed and providing you with a completion statement and sending you the proceeds of sale.

Other Factors

Examples of what our service does not include and which may make a transaction more complex and incur additional or higher rate of legal fees include, but are not limited to, the following:

- providing advice on tax implications
- negotiating with any third party on your behalf and having to deal with any third party solicitors
- the need for an expedited sale, purchase or remortgage
- on a sale, dealing with the issuing of draft contracts to other prospective buyers
- dealing with defects in the title
- dealing with properties subject to tenancy related issues
- the property is being bought or sold at auction
- conditionality in a contract
- dealing with a licence to assign

Other Factors to consider which may affect your Legal Fees and disbursements are:

- Value of the property.
- Where the property is situated
- Overseas client
- New build.
- Listed buildings
- Multiple owners.
- Shared ownership scheme.
- Title defect
- Building Regulations/Planning Permission not obtained

These fees vary from property to property and can on occasion, be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Conveyancing Team

Our conveyancing team is made up of qualified solicitors with at least four years' experience or a trainee solicitor supervised by a qualified solicitor.

The team is supervised by [Arwel Lewis Jones LL.B](#), a partner of Breese Gwyndaf and he has overall supervision of the conveyancing team. Arwel qualified as a solicitor in 1993 at T.R. Evans Hughes & Co Holyhead. He has experience in all areas of residential and commercial conveyancing - you can view his full profile [here](#):

Our team also includes:

David A Hughes LL.B	Barmouth Office	View full profile by clicking here
Bethan Lloyd Roberts LL.B	Pwllheli Office	View full profile by clicking here
Amanda Brookes LL.B	Porthmadog Office	View full profile by clicking here
Rhys Tudur LL.B	Porthmadog & Pwllheli	View full profile by clicking here
Lowri Blain LL.B	Barmouth Office	View full profile by clicking here
Catherine Owen LL.B	Porthmadog Office	View full profile by clicking here

Questions

If you have any questions relating to our services and our fees, please contact us:

[Breese Gwyndaf @ Porthmadog](#)

[Breese Gwyndaf @ Pwllheli](#)

[Breese Gwyndaf @ Barmouth](#)