

## 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 £550.00 to £2,600.00 plus VAT. (£660.00 - £3120.00 inc. VAT) for properties up to the value of 1.5 million.
- Our standard legal fee for a residential Leasehold property sale ranges from £750.00 - £3,300.00 + VAT (£900.00- £3,960.00 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 £550.00 + VAT (£660.00 Inc. VAT)	min £750.00 + VAT (£900.00 Inc. VAT)
£50,000 - £100,000	From £775.00 + VAT (£930.00 Inc. VAT)	From £900.00 + VAT (£1,080.00 Inc. VAT)
£101,000 - £150,000	From £825.00 + VAT (£990.00 Inc. VAT)	From £975.00 + VAT (£1,170.00 Inc. VAT)
£150,001 - £200,000	From £875.00 + VAT (£1,050.00 Inc. VAT)	From £1,000.00 + VAT (£1,200.00 Inc. VAT)
£200,001 - £300,000	From £925.00 + VAT (£1,110.00 Inc. VAT)	From £1,100.00 + VAT (£1,320.00 Inc. VAT)
£300,001 - £400,000	From £1,050.00 + VAT (£1,260.00 Inc. VAT)	From £1,200.00 + VAT (£1,440.00 Inc. VAT)
£400,001 - £500,000	From £1,150.00 + VAT (£1,380.00 Inc. VAT)	From £1,300.00 + VAT (£1,560.00 Inc. VAT)
£500,001 - £600,000	From £1,325.00 + VAT (£1,590.00 Inc. VAT)	From £1,425.00 + VAT (£1,710.00 Inc. VAT)
£600,001 - £750,000	From £1,500.00 + VAT (£1,800.00 Inc. VAT)	From £1,650.00 + VAT (£1,980.00 Inc. VAT)
£750,001 to £850,000	From £1,650.00 + VAT (£1,980.00 Inc. VAT)	From £1,800.00 + VAT (£2,160.00 Inc. VAT)
£850,001 to £950,000	From £1,850.00 + VAT (£2,220.00 Inc. VAT)	From £1,950.00 + VAT (£2,340.00 Inc. VAT)
£950,001 to £1,150,000	From £2,000.00 + VAT (£2,400.00 Inc. VAT)	From £2,150.00 + VAT (£2,580.00 Inc. VAT)
£1,150,001 to £1,250,000	From £2,150.00 + VAT (£2,580.00 Inc. VAT)	From £2,300.00 + VAT (£2,760.00 Inc. VAT)
£1,251,000 to £1,350,000	From £2,300.00 + VAT (£2,760.00 Inc. VAT)	From £2,450.00 + VAT (£2,940.00 Inc. VAT)
£1,350,001 to £1,450,000	From £2,450.00 + VAT (£2,940.00 Inc. VAT)	From £2,600.00 + VAT (£3,120.00 Inc. VAT)
£1,451,001 to £1,550,000	From £2,600.00 VAT (£3,120.00 Inc. VAT)	From £2,750.00 + VAT (£3,300.00 Inc. VAT)

- The value and location of the property and any complexities arising will dictate the final fee charged within this range.
- We will charge the sum of £25.00 + VAT (£30.00 inc. VAT) for Electronic money transfers to redeem Mortgages or if the value to client exceeds £500,000.00

- 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 costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

You will be provided with a full list of disbursements in our formal quotation. If you need to incur any further disbursements during your case, you will be notified in advance of the reason and the amount.

The following disbursements and other costs may apply in your matter.

- Mortgage legal fees on redemption £125.00+VAT (£150.00 Inc. VAT)
- Land Registry Office Copy and Title Plan (per Title) £6.00
- Land Registry fee for copy deed - estimated at £5 per deed/document
- Land Charges Search fees (if the title is unregistered) £2.00 per seller and possibly previous estate owner(s)
- Land Registry Public Index Map Search (if the title is unregistered) £4.00
- Bankruptcy Search £2.00 (per client)

- Land Registry fees. The following link provided details of land registry fees payable. <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>. We will advise the fees that are relevant to your matter when we have the details of your property.

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.

In addition to our standard charges as referred to above, the firm will apply a CDD charge of:

- £15 (£18 inc. VAT) for undertaking KYC, per client.

### **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 <a href="#">here</a>
Bethan Lloyd Roberts LL.B	Pwllheli Office	View full profile by clicking <a href="#">here</a>
Amanda Brookes LL.B	Porthmadog Office	View full profile by clicking <a href="#">here</a>
Rhys Tudur LL.B	Porthmadog & Pwllheli	View full profile by clicking <a href="#">here</a>
Lowri Blain LL.B	Barmouth Office	View full profile by clicking <a href="#">here</a>
Catherine Owen LL.B	Porthmadog Office	View full profile by clicking <a href="#">here</a>

### **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](#)