

# Residential Conveyancing

## Service and pricing

### Who we are

At Glaisyers, we understand that buying, selling or remortgaging your home can be a very stressful time. Don't worry - we've got masses of experience in this area.

We represent all major lending institutions and comply with the Council for Mortgage Lenders Handbooks for England and Wales. We've also been awarded membership of The Law Society's Mark of Excellence, the Conveyancing Quality Scheme for all residential conveyancing in England and Wales.

The Department is headed by Matthew Brennan, who qualified as a solicitor in March 2000. He has previously been the Head of the Complex Conveyancing Team in a nationwide company. He has extensive experience of dealing with all types of property transactions of both a commercial and residential nature, including new build properties, leasehold properties, shared ownership home, lease extensions and variations.

Elchonon (Harvey) Cohen qualified as a solicitor in 1980. He is the Joint Managing Partner of Glaisyers. He specialises in residential and commercial property transactions, including investor portfolios. He is also a Notary Public.

Ruth Wallace joined Glaisyers in 1991 and has been working here ever since. She has many years of experience in dealing with residential purchases, sale and re-mortgages.

Noel Davies joined the firm in 2017 in the Residential Conveyancing Department. He is a graduate from the University of York and has worked in property law since this time. He has worked across a range of areas to a high level and has expertise in usual residential conveyancing plus more technical matters such as Bridging Finance, high-value transactions and new-build.

Warren Henderson is an extremely experienced solicitor having qualified in November 2002. His hard work and his quality has led to him building a large and loyal client base. He deals with all manner of residential and commercial property transactions.

Samuel Gill qualified as a solicitor in 2011. He has a great deal of experience of dealing with all types of conveyancing transactions, including new build properties, leasehold houses and flats, shared ownership homes and high value transactions. Like the rest of our team, he always goes the extra mile to ensure his clients receive the best possible service.

### Our Service

Our team provides the highest quality service in all areas of residential and commercial conveyancing from straightforward sales, purchases and re-mortgages to leasehold houses and flats, drafting leases, lease extensions and variations, new build properties, shared ownership homes, right to buy purchases, transfers of equity, deeds of declaration of trust, the list goes on. In short, if you have any kind of issue involving a property, there will be someone on our team who will be able to fully assist you. Our aim is to take the anxiety out of the conveyancing process by offering you our extensive and varied experience and the best possible service.



## **Fee Scale**

<u>Price of Property</u>	<u>Sale</u>	<u>Purchase</u>
£0 to £150,000	£450	£475
£150K to £300K	£495	£525
£300K to £500K	£595	£675
£500K to £800K	£695	£775
£800K to £1M	£895	£1,000
>£1M	0.17%	0.17%
Re-mortgage/Transfer of equity	£450	

## **Additional Fees**

Leasehold/shared ownership/unregistered land supplement	£200
Help To Buy ISA	£50
Help To Buy mortgage	£200
Completing SDLT return	£75
Fee for bank transfer (per transfer)	£35
Preparing a Deed of Covenant	£250
Preparing a Declaration of Trust	£250
Expedited exchange (28 days or less from the receipt of the contract pack)	£150
Service of notices (per notice)	£100
Dealing with 3rd party lawyers	£350
Arranging indemnity insurance(per policy)	£75
Upgrading a title	£75
Dealing with additional charges (per charge)	£200
Approving a lease extension	£450
Drafting a lease extension	£1,375
Preparing a key undertaking	£100
Preparing a Deed of Postponement	£250
Review/preparation of an auction pack	£300
Preparation of an Assured Shorthold Tenancy	£300
Review of an Assured Shorthold Tenancy	£150
Fee for a contract race	£250
Fee for dealing with a flying freehold	£250.
Service of a s42 Notice and assignment of the benefit	£500
Fee for dealing with a gifted deposit	£100
Fee for dealing with a retention	£150
Dealing with a licence to occupy/tenancy at will	£200
Merger/upgrade of title	£150
Drafting a general Power of Attorney	£150
Simultaneous exchange and completion	£150
Preparing a Statutory Declaration	£150
Dealing with an application for staircasing	£200
Preparation of a reservation agreement	£350
Reviewing a reservation agreement	£200

\*\* Please note all fees are exclusive of VAT

# Glaisyers

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\*\*The information included is correct as of the 6<sup>th</sup> December 2018. Some costs included are from third-party organisations and we have no control over their pricing. The information related to the third-party organisations is checked every six months and updated at that time, if necessary.