

# 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 Tom Simpson, who qualified as a solicitor in 2013. He has previously been the Head of the Residential Property at a prominent North West solicitors practice.

He joins after eight years at Harold Stock & Co., where he qualified in 2013 and progressed to the position of head of residential property. Among his specialities are investment properties, high-value properties and new-build developments.

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.

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. Ruth has a tremendous amount of experience dealing with residential property matters that have gained her an enviable reputation within the market place and a loyal group of Client's/Introducers of Work who will not use anyone else.

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.

### 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.

The national average time taken from receipt or issue of contracts to exchange is six to eight weeks for freehold transactions and ten to twelve weeks for leasehold transaction. We will do our very best to try and reduce timescales as much as we can but often there are delays caused by factors outside our control, such as delays in mortgage offers being issued or delays somewhere else in the chain.



## **Fee Scale**

<u>Price of Property</u>	<u>Sale</u>	<u>Purchase</u>
£0 to £100,000	£750	£800
£100,001 to £200,000	£800	£850
£200,001 to £300,000	£850	£900
£300,001 to £400,000	£900	£1,000
£400,001 to £500,000	£1,000	£1,200
£500,001 to £600,000	£1,200	£1,400
£600,001 to £700,000	£1,300	£1,500
£700,001 to £1,000,000	£1,500	£1,700
£1,000,001 to £1,500,000	£1,750	£1,950
£1,500,001 to £2,000,000	£1,950	£2,250

Re-mortgage/Transfer of equity	£800
Re-mortgage (limited companies)	£850
Re-mortgage (individuals)	£550
Transfer of equity	£550

## **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	£100
Expedited exchange (28 days or less from the receipt of the contract pack)	£100
Service of notices (per notice)	£250
Dealing with 3rd party lawyers	£350
Arranging indemnity insurance(per policy)	£50
Dealing with additional charges (per charge)	£100
Approving a lease extension	£450
Drafting a lease extension	£1,375
Preparing a key undertaking	£100
Preparation of an Assured Shorthold Tenancy	£300
Review of an Assured Shorthold Tenancy	£150
Fee for a contract race	£250
Service of a s42 Notice and assignment of the benefit	£600
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 of title	£150
Preparing a Statutory Declaration	£150
Preparation of a reservation agreement	£350
Reviewing a reservation agreement	£200

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

**Glaisyers**  
Solicitors

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\*\*The information included is correct as of the 19<sup>th</sup> March 2020. 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.