

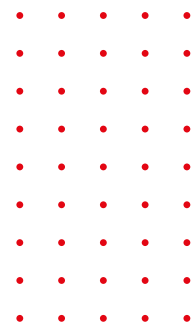
# GLAISYERS

ETL  
GLOBAL



SERVICE & PRICING

## **RESIDENTIAL CONVEYANCING**



# Who we are

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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.

**Kathryn O'Rourke's** experience is in all aspects of Residential Property including Freehold, Leasehold, New Build and Re-mortgage Transactions. Before joining Glaisyers, she worked at Gorvins Solicitors for four years as a Residential Property Solicitor where she qualified in April 2020.

## 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.

## Residential Property Fee Scale – Purchase

### Price of Property

### Purchase

£0 to £100,000	£850
£100,001 to £200,000	£950
£200,001 to £300,001	£1,000
£300,001 to £400,000	£1,100
£400,001 to £500,000	£1,300
£500,001 to £600,000	£1,500
£600,001 to £700,000	£1,600
£700,001 to £1,000,000	£1,800
£1,000,001 to £1,500,000	£2,000
£1,500,001 to £2,000,000	£2,250

### Additional Fees

Leasehold/Shared Ownership/Unregistered Land Supplement	£200
Completing SDLT return	£75
CHAPS Bank Transfer (per transfer)	£35
BACS Bank Transfer (per transfer)	£15
ID Verification (per person)	£10
Proof of funds verification	£10
Bankruptcy Search (per name)	£2
Land Registry Priority Search	£3
Searches (the price of searches vary depending on the location of the property)	£300
Lawyer Checker Fee	£15

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

## Land Registry Registration Fees

### Purchase Price

£0 to £80,000	£40
£80,001 to £100,000	£80
£100,001 to £200,000	£190
£200,001 to £500,000	£270
£500,001 to £1,000,000	£540
£1,000,001 and over	£910

## Stamp Duty Land Tax - First Time Buyers

Stamp Duty Land Tax (SDLT) rules for first time buyers changed from 22nd November 2017. Under the new rules, the following rates apply to first time buyers:-

Purchase price of the property	Rates paid on part of property price within each band
£0-£299,999	0%
£300,000 to £500,000	5%

If you are purchasing in joint names, you must both be first time buyers in order to qualify for the Stamp Duty reduction.

## Stamp Duty Land Tax - Standard Rate

Standard rates of SDLT apply when you have previously owned or held an interest in a property and you are not a first time buyer.

The rates only apply to the proportion of the purchase price within a bracket.

**The standard rates of SDLT are as follows:**

Purchase price of the property	Rates paid on part of property price within each band
£0-£125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and above	12%

## Stamp Duty Land Tax – Higher Rate (Additional Properties)

From 1st April 2016, higher rates of SDLT are charged on purchases of additional residential properties (above £40,000), such as buy to let properties and second homes.

Purchase Price Bands (£)	Percentage Rate (%)
Up to £125,000	3%
Above £125,000 and up to £250,000	5%
Above £250,000 and up to £925,000	8%
Above £925,000 and up to £1,500,000	12%
Above £1,500,000+	15%

## Residential Property Fee Scale – Sale

### Price of Property

### Sale

£0 to £100,000	£850
£100,001 to £200,000	£900
£200,001 to £300,001	£1,000
£300,001 to £400,000	£1,100
£400,001 to £500,000	£1,200
£500,001 to £600,000	£1,300
£600,001 to £700,000	£1,400
£700,001 to £1,000,000	£1,500
£1,000,001 to £1,500,000	£1,750
£1,500,001 to £2,000,000	£1,950

### Additional Fees

Leasehold/Shared Ownership/Unregistered Land Supplement	£200
CHAPS Bank Transfer (per transfer)	£35
BACS Bank Transfer (per transfer)	£15
ID verification (per person)	£10
Source of funds verification (per person)	£10
Bankruptcy Search (per name)	£2
Copies of HMLR downloads/documents (per document)	£3
Personal bank Account Checker Fee	£2.50

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



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The information included is correct as of October 2021.

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.