

# Residential Conveyancing

## Service & Pricing

### Glaisyers ETL

At Glaisyers ETL, 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.

### Our Real Estate Team

The Real Estate department is headed by Partner, **Leo Rossiter**, who joined Glaisyers Solicitors in January 2024 from another North West firm where he was a Partner in the Commercial Property Team. Leo qualified in 1999 and specialises in dealing with licences, lease renewals, supplementary leases, as well as sales and acquisitions. Leo has previously led teams across various offices and disciplines, from the multi-million-pound purchase of a retail park in the North West to the re-financing of various property portfolios.

**Jen Shackley** is a Conveyancing Executive within the residential property team. Jen joined Glaisyers ETL in February 2022 from Kuits. She has specialised in property transactions for 10 years and has a wealth of experience in all residential property matters.

**Karen Vaughan** has specialised in residential conveyancing since 1997, handling sales, purchases, remortgages, shared ownership and leasehold matters. Qualified through the Council for Licensed Conveyancers, she works closely with mortgage brokers across South London. Known for her approachable style, Karen is dedicated to making the conveyancing process clear and stress-free for clients.

**Charlotte Myer** has over 20 years' experience in property law, specialising in conveyancing, plot sales and redevelopment. She advises national and niche developers, landlords and management companies on site setup, leases, estate management, refinancing and affordable housing. She also represents private clients in residential sales and purchases of both leasehold and freehold properties.

**Thomas Partington** is an Apprentice Solicitor within the residential property team who joined Glaisyers ETL in August 2018. Tom has great experience in dealing with residential property purchases, sales, remortgages and transfers of equity.

**Gareth Smith** is a Conveyancing Executive who manages a full caseload of new build and residential property transactions. He is committed to ongoing training and development under the supervision of the Head of Real Estate, Leo Rossiter. Gareth has previously worked for a national housebuilder providing in-house conveyancing support.

**Rob Kinnon-Brettle**, our Post Completions Executive, has been handling post completion work since 2002. He has considerable knowledge of First Registrations, freehold, leasehold, new-build, refinance and commercial transactions and working with HMRC, HM Land Registry and Companies House. Rob joined Glaisyers in August 2022 and has been an excellent addition to the team.



# Our Service

We're not your average conveyancing firm. Over the years, we've built strong relationships with our clients by focusing on clear communication, genuine support and a service that fits around you. We make sure to explain your options clearly and simply, so you feel confident about every decision you make. 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 - the list goes on!

In short, if you have any kind of issue involving a property, there will be someone on our team 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.



## Residential Property Fee Scale – Sale

Price of Property	Sale
£0 to £100,000	£1,050 plus VAT
£100,001 to £200,000	£1,100 plus VAT
£200,001 to £300,000	£1,200 plus VAT
£300,001 to £400,000	£1,300 plus VAT
£400,001 to £500,000	£1,400 plus VAT
£500,001 to £600,000	£1,500 plus VAT
£600,001 to £700,000	£1,600 plus VAT
£700,001 to £1,000,000	£1,800 plus VAT
£1,000,001 to £1,500,000	£2,000 plus VAT
£1,500,001 to £2,000,000	£2,500 plus VAT
£2,000,000 +	To be agreed on a case by case basis

  

Supplement	Charge
Leasehold fee	£250 plus VAT
Unregistered fee	£250 plus VAT
Shared ownership fee	£250 plus VAT
Help to Buy Equity Loan	£250 plus VAT

Supplement to appear on every quote	Charge
CHAPS Bank Transfer (per transfer)	£35 plus VAT
BACS Bank Transfer (per transfer)	£15 plus VAT
ID verification (per person)	£35 plus VAT
Bankruptcy Search (per name)	£6 plus VAT
Copies of HMLR downloads/documents (per document)	£7 plus VAT
Personal Bank Account Checker Fee	£3.75 plus VAT

## Residential Property Fee Scale – Purchase

Price of Property	Sale
£0 to £100,000	£1,050 plus VAT
£100,001 to £200,000	£1,150 plus VAT
£200,001 to £300,000	£1,200 plus VAT
£300,001 to £400,000	£1,300 plus VAT
£400,001 to £500,000	£1,500 plus VAT
£500,001 to £600,000	£1,700 plus VAT
£600,001 to £700,000	£1,800 plus VAT
£700,001 to £1,000,000	£2,000 plus VAT
£1,000,001 to £1,500,000	£2,200 plus VAT
£1,500,001 to £2,000,000	£2,700 plus VAT
£2,000,000 +	To be agreed on case by case basis

Supplement	Charge (Excluding VAT)
Leasehold fee	£250
Unregistered fee	£250
Shared ownership fee	£250
New build fee	£300
Help to Buy Equity loan	£250
Help to ISA fee	£50
Right to Buy	£250
Islamic Mortgage	£300
Auction/Repossession	£250
Self-Build	£500
Gifted Deposit	£100
Bridging Finance Fee	£350

Supplement to appear on every quote	Charge
CHAPS Bank Transfer (per transfer)	£35 plus VAT
BACS Bank Transfer (per transfer)	£15 plus VAT
ID verification (per person)	£35 plus VAT
Proof of funds verification (per person)	£10 plus VAT
Bankruptcy Search (per name)	£6 plus VAT
Land Registry Priority Search	£7 plus VAT
Lawyer Checker Fee	£18 plus VAT

## Residential Property Fee Scale – Re-mortgage

Band	Fee (Excluding VAT)
£0 to £100,000	£900
£100,001 to £250,000	£1,000
£250,001 to £400,000	£1,050
£400,001 to £550,000	£1,100
£550,001 to £650,000	£1,150
£650,001 to £750,000	£1,200
£750,001 to £1,000,000	£1,400
£1,000,001 to £1,500,000	£1,600
£1,500,001 to £2,000,000	£1,800
£2,000,000 +	To be agreed on case by case basis

Supplement	Charge (Excluding VAT)
Leasehold fee	£250
Unregistered fee	£250
Shared ownership fee	£250
Transfer of Equity	£200
Help to Buy Loan	£250
Limited Company remortgage	£150
Bridging Finance Fee	£350

Supplement to appear on every quote	Charge
CHAPS Bank Transfer (per transfer)	£35 plus VAT
BACS Bank Transfer (per transfer)	£15 plus VAT
ID verification (per person)	£35 plus VAT
Land Registry Priority Search	£7 plus VAT
Bankruptcy Search (per name)	£6 plus VAT
Copies of HMLR downloads/documents (per document)	£7 plus VAT
Personal Bank Account Checker Fee	£3.75 plus VAT

## Residential Property Fee Scale – Re-mortgage

The below non-exhaustive items and estimates are indication only and may vary on a case by case basis. Please discuss with us where relevant

Description	Fee (Excluding VAT)
Acting in an Auction situation	175.00
Acting where other party is involved in probate	50.00
Adding a Restriction to Title (Plus disbursements)	50.00
Adverse Possession	150.00
Checking an existing Tenancy Agreement	50.00
Checking and approving an existing or new solar panel lease	95.00
Dealing with a Caution/Notice removal on title	95.00
Dealing with the merger of leasehold and freehold titles	95.00
Dealing with/Drafting a Statutory Declaration (Simple)	95.00
Dealing with Third Party Lawyers	150.00
Dealing with the transfer of share in Management Co/FH	50.00
Deed of Covenant	95.00
Deed of Postponement	150.00
Drafting an Assured Shorthold Tenancy Agreement	150.00
Equity release or lifetime mortgage loans	250.00
First Registration at Land Registry (excluding Land Reg Fee)	250.00
Flying Freehold (Rights and obligations)	95.00
Gifted or Equity Deposit (Per Gift)	95.00
Key Undertaking	50.00
Lease extension/Deed of Variation to Lease	350.00
Licence to Assign	95.00
New Build Property	150.00

Description	Fee (Excluding VAT)
Obtaining/approving a bespoke Indemnity Insurance Policy	50.00
Obtaining Retrospective Consent (Plus disbursements)	150.00
Purchase of an Additional Title (Per title)	95.00
Purchase with a Help to Buy ISA (Per ISA / Lifetime ISA)	95.00
Purchase of a share of a Freehold (Leasehold Flat)	95.00
Removing a Personal Charge (Per Charge)	150.00
Removing Second and Subsequent Charges (Per Charge)	50.00
Removing a Tenants in Common Restriction	50.00
Septic Tank (Rights and Obligations)	95.00
Shared Ownership Property	250.00
Strict time scales set by either party whether matter proceeds to exchange and completion or not	250.00
Transfer of Equity (Plus disbursements)	200.00
Unregistered Property	250.00

## Residential Property Fee Scale – Transfer of Equity

Band	Fee (Excluding VAT)
£0 to £100,000	£900
£100,001 to £250,000	£1,000
£250,001 to £400,000	£1,050
£400,001 to £550,000	£1,100
£550,001 to £650,000	£1,150
£650,001 to £750,000	£1,200
£750,001 to £1,000,000	£1,400
£1,000,001 to £1,500,000	£1,600
£1,500,001 to £2,000,000	£1,800
£2,000,000 +	To be agreed on a case by case basis

Supplement	Charge (Excluding VAT)
Leasehold fee	£250
Unregistered fee	£250
Shared ownership fee	£250

### Supplement to appear on every quote

CHAPS Bank Transfer (per transfer)  
BACS Bank Transfer (per transfer)  
ID verification (per person)  
Land Registry Priority Search  
Bankruptcy Search (per name)  
Copies of HMLR downloads/documents (per document)  
Personal Bank Account Checker Fee

### Charge

£35 plus VAT  
£15 plus VAT  
£34 plus VAT  
£7 plus VAT  
£6 plus VAT  
£7 plus VAT  
£3.75 plus VAT

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