

Price transparency – Fees for conveyancing transactions

We believe that our fees are fair and reasonable having regard to all the circumstances of the matter, as required by our regulator. The additional factors which will affect the fees include the complexity and importance of the matter, the skill involved and the need for urgency.

Once the detail of your matter is known we can better advise if any of these factors are likely to affect the fees.

Experience

Our team has over 47 years of collective experience in delivering high quality work in all matters relating to conveyancing and property. The team has particular expertise in the transfer of freehold and leasehold properties and creation of long term residential leasehold title.

We have 4 members of the team who may work on your matter. Regardless of who works on your matter, they will be supervised by Mohammed Shabir, Partner and Khalid Salim, Head of conveyancing and property.

Fee overview

The fees quoted are an estimated average and provide a basic guide.

The fees are exclusive of VAT. Please note the fee covers all of the work required to complete a typical matter such as this and includes receiving or preparing the contract and other property information, undertaking searches and enquiries on the property, raising or responding to requisitions on title, liaising with the lender throughout the transaction, reviewing incidental information such as exclusion, inclusions, fixtures and fittings, dealing with HM Land Registry, and overall control of the transaction throughout, including liaison with relevant third parties including any estate agents, lenders and broker.

Our fees are estimated on the value of the property. Whilst it is not possible to provide a detailed estimate of the cost of your matter until we have spoken with you, you can obtain an instant fully transparent estimates of likely costs via our web portal link on this site or click here [J R Jones \(perfectportal.co.uk\)](http://perfectportal.co.uk)

Quotes provided include Search fee, bank charges, ID/AML Searches, Bankruptcy Search, Land registry and Stamp Duty payable. Your approval will be sought before incurring any disbursements not listed in excess of £50.00.

Additional factors

Our quotes are based on initial information provided by you and assume a straightforward transaction without unforeseen complexity or issues. The actual cost will depend on the detail

of your particular transaction and whether any additional matters must be taken into account. Additional matters which can see an additional charge include, but are not limited to:

- Service charge retentions;
- New builds;
- Contract races;
- Auction purchases;
- Where the mortgage lender instructs its own solicitor;
- Where the lease purchase includes the purchase of a share of the freehold;
- Where a lease extension is involved;
- Where freeholder consent for any reason may be required;
- Where there is a perceived defect in title;
- If leasehold, that it is the transfer of an existing lease and not the grant of a new lease;
- Shared ownership transactions;
- Missing or absentee landlords;
- Compulsory purchase;
- Where a transaction is required to be expedited;
- Lock out/exclusivity agreements.

Obviously all cases are different and we will try our best to inform you as soon as we become aware of any feature that might have an impact on the quoted fee.

Timescale

A standard conveyancing matter can take approximately eight to ten weeks from acceptance of an offer to completion.