

Breese Gwyndaf – Pricing Guide

Legal Fee Information for

Purchase of a Freehold or Leasehold Residential Property

Introduction

Our Legal Fees cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment and submission of the Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales, or Stamp Duty Land Tax (Stamp Duty) if the property is in England.

Legal Fees

Legal Fees are the amount you will be required to pay for all of the work performed by us in actioning your instructions, from commencement of your case to conclusion.

- Our standard legal fee for a residential Freehold property purchases up to the value of £500,000 ranges from £750.00 to £1,750.00 plus VAT. (£900.00 - £2,100.00 inc. VAT)
- Our standard legal fee for a residential Leasehold property purchases up to the value of £500,000 ranges from £750.00 to £2,000.00 plus VAT. (£900.00 - £2,400.00 inc. VAT)

For an indication of the likely fee, please see our fee scale below:

Property Price	Average Fees Freehold	Average Fees Leasehold
	min £750.00 + VAT (£900.00 Inc. VAT)	
Up to £150,000	From £950.00 + VAT (£1,140.00 Inc. VAT)	From £1,100.00 + VAT (£1,320.00 Inc. VAT)
£150,001 - £200,000	From £1,050.00 + VAT (£1,260.00 Inc. VAT)	From £1,250.00 + VAT (£1,500.00 Inc. VAT)
£200,001 - £300,000	From £1,300.00 + VAT (£1,560.00 Inc. VAT)	From £1,500.00 + VAT (£1,800.00 Inc. VAT)
£300,001 - £400,000	From £1,500.00 + VAT (£1,800.00 Inc. VAT)	From £1,750.00 + VAT (£2,100.00 Inc. VAT)
£400,001 - £500,000	From £1,750.00 + VAT (£2,100.00 Inc. VAT)	From £2,000.00 + VAT (£2,400.00 Inc. VAT)
£500,001 +	A quote will be given upon request	A quote will be given upon request

- The value and location of the property and any complexities of the purchase will dictate the final fee charged within this range.
- For purchases by a company there is a supplemental fee of £15+ VAT (£18 Inc. VAT) due to Companies House to register company mortgages.
- VAT will be payable on our fees and some disbursements, and we will clearly confirm which disbursements carry VAT in our formal quotation or as we advise you to incur them.

We are required by our regulator to undertake Client Due Diligence (CDD) which is made of up KYC (Know Your Client) and AML (Anti Money Laundering) details of which are contained within our terms of engagement which will be sent to you when instructing us. The payments concerning these checks are listed below.

Below we detail what services are covered in our standard fee.

If at any stage our fees change, we will notify you and discuss the reason for any changes. This would typically occur if you change your instructions or your case involves an unforeseen complexity.

Our standard fees assume that:

- a) the property is held under a single freehold/leasehold title with no title defects which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- b) the sale or purchase only involves one contract
- c) the sale, purchase or re-mortgage is for an individual and not a company
- d) all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e) the sale or purchase will be on the basis of an unconditional contract
- f) no indemnity policies are required
- g) the property is purchased with vacant possession with no third parties in occupation
- h) completion takes place on the date agreed in the contract
- i) for leasehold properties, we assume this is the assignment of an existing lease and is not the grant of a new lease
- j) for leasehold properties, we assume this is a single leasehold title and that you are not also acquiring a share of the freehold or a share in the management company
- k) for purchases, freehold or leasehold, that the property is not a new build/off plan transaction.

Charges for making a payment

Breese Gwyndaf makes no charge for effecting a payment on your behalf by BACS (only available for payments under £500000) or by cheque. If a same day telegraphic bank payment is required or if the payment is for a sum exceeding £500000 then we charge a fee of £50 plus VAT for each such payment. This charge includes Breese Gwyndaf's own Bank's fee, currently £15, for effecting payment in this way. Please refer to our Terms of Business for further details.

Disbursements and Other Costs

Disbursements are expenses that we must pay on your behalf.

You will be provided with a full list of disbursements in our formal quotation. If you need to incur any further disbursements during your case, you will be notified in advance of the reason and the amount.

Typical disbursements and other costs that may apply in your matter will include: -

<i>Description</i>	<i>Cost</i>	<i>Vat Chargeable (Yes/No)</i>
Search bundle: Local Authority search, Drainage/Water search & environmental search – estimated (variable dependent on location)	£300- £400	Yes
Index Map search – if seller's title is unregistered	£9.80	No
Online identity checks – estimated cost per client/third party providing funds	£6.90 - £18.30	Yes
Infotrack Source of Funds bank account check	£10	Yes
Land Registry Title Register/Plan – per title & plan	£8.80	No
Bankruptcy Search – per client	£7.80	No
Land Registry Search– per registered title	£8.80	No
SDLT online processing fee	£5	Yes
Company Mortgage	£385	Yes
Company Search	£25	Yes
Help to Buy Equity Mortgage	£275	Yes
Help to Buy ISA (per bonus)	£75	Yes
Lifetime Isa	£150	Yes
Supplementary charge for new build property	£250	Yes
Land Registry submission via Infotrack	£5	Yes
Registration of Unilateral Notice (if new build)	£40	Yes
Registration of each Charge/Debenture at Company House (if a company, if required)	£23	Yes
SDLT Submission Fee via InfoTrack	£5	Yes
Lawyer Checker (if required)	£12	Yes
SDLT/LTT – see also note 1 below		No
Land Registry – fee to register purchase -see note 2 below		
Mortgage Lender's e-portal fee - see note 3 below	Variable up to £50	Yes

Note 1

Land Tax or Stamp Duty (on purchase)

Land Tax or Stamp Duty applies to most property purchase transactions. We will advise you of the amount applicable to your matter and you can visit the HMRC website for more information. This depends on the purchase price of your property (and sometimes other factors such as whether what you are buying is an additional property). You can calculate the amount you will need to pay on the calculator on the Welsh Revenue Authority's website (if your property is in Wales) (see <https://gov.wales/land-transaction-tax-calculator>) or on the HMRC's website (if your property is

located in England) (see <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>).

Note 2

Land Registration fees vary, depending on the value of the property and whether it is already registered or needs to be registered for the first time. Land Registry fee details are available on the Land Registry website at <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>.

Note 3

Lender fees – Lenders are increasingly charging an administration fee for access to administrative portals which they use (for example the LMS panel (details of participating lenders are available on <https://corporate.lms.com>)). This fee, which usually does not exceed £50, will appear on your bill as an additional expense.

Typical Property Search Fees

Search fees vary from case to case depending on the local authority. We will advise you which searches you need for your transaction and the cost of each search. Our average fee for a standard property search pack is £300.00 plus VAT (£360.00 inc. VAT) Typical searches include:

- Local land charges search;
- Enquiries of the local authority;
- Environment search; and
- Water and Drainage search

Other official local searches may be required by your lender and your conveyancer will use their local knowledge to confirm which local searches you will need. A standard local authority search will reveal whether any legal restrictions or obligations affect the property. These include tree preservation orders, smoke control orders, flood searches as well as the property's planning and building enforcement history. Other various searches maybe required depending on your location and can reveal whether the property is in the vicinity of any planned major infrastructure projects.

Relevant searches can also reveal if the property is built on or near land that was affected by mining and can include a search for mine shafts and subsidence.

We will advise you which searches you need for your transaction and the cost of each search.

Anticipated disbursements for a leasehold purchase

There may be further disbursements for a Leasehold purchase or the purchase of a freehold property where there is a Management Company which if chargeable are set out in the Lease or Transfer and usually paid to the Landlord or Management Company.

These can include:

- **Notice of Transfer fee** - This fee, if chargeable, is set out in the lease and is often between £50.00 – £150.00 + VAT (£60.00 - £180.00 Inc. VAT)

- **Notice of Assignment or Charge fee** per document - If the property is to be mortgaged. This fee is set out in the lease and is often between £50.00 – £150.00 + VAT (£60.00 - £180.00 Inc. VAT)
- **Deed of Covenant fee** - This fee is provided by the management company for the property and can be difficult to estimate but is often between £150.00 and £300.00 + VAT (£180.00 - £360.00 Inc. VAT)
- **Certificate of Compliance fee** - To be confirmed upon receipt of the lease which can range between £0 and £250. + VAT (£0 - £300 Inc. VAT)

These fees are set by the management company / freeholder and can vary from property to property. They can, on occasion, be significantly more than the ranges given above and VAT may be charged. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property.

How long will my property purchase take?

How long it will take from an offer being accepted until legal completion will depend on a number of factors. The average process takes between 8-12 weeks. It can be quicker or slower, depending on the circumstances.

Matters that can typically delay a transaction include delays in searches, issues with a mortgage offer, issues raised in a survey or delays from the other party or the other parties' solicitors.

If you are buying a leasehold property that requires an extension of the lease, this can take longer. In such a situation, additional charges would apply and we will notify you of the additional charges and time estimate when we have engaged the landlord to discuss the extension.

Stages of the Process

The precise stages involved in the purchase of a residential property vary according to the circumstances. We have set out the key stages of a standard transaction: -

- Taking your instructions and giving you initial advice.
- Undertaking regulatory checks.
- Checking that finances are in place to fund the purchase and contact lender's solicitors if needed.
- Receiving and advising on contract documents.
- Carrying out and advising on searches.
- Obtaining of further planning documentation, if required.
- Making any necessary enquiries of seller's solicitor.
- Giving you advice on all documents and information received.
- For Leasehold properties - obtaining and advising on the Management Pack, the Lease and identifying transfer fees.
- Advising you on joint or shared ownership.
- Going through conditions of any mortgage offer if appropriate.
- Sending finalised contract to you for signature.
- Agreeing completion date (date from which you own the property).
- Exchanging contracts and notifying you that this has happened.
- Arranging for all monies needed to be received from your lender (if applicable) and you.
- Completing the purchase and notifying the relevant parties.
- Dealing with payment of Stamp Duty/Land Tax.

- Dealing with the application for registration at Land Registry.

Other Factors

Other Factors to consider which may affect your Legal Fees and disbursements are:

- Value of the property.
- Where the property is situated
- Overseas client
- First-time buyer.
- New build.
- Listed buildings
- First registration of title.
- In purchase cases, whether primary residence, buy to let or second/holiday home.
- Multiple owners.
- Shared ownership scheme.
- Using a help to buy scheme, and whether it is an equity loan or ISA.
- Building Regulations
- Planning Permissions

These fees vary from property to property and can on occasion, be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Examples of what our service does not include and which may make a transaction more complex and incur additional or higher rate of initial legal fees include, but are not limited to, the following:

- providing advice on tax implications
- negotiating with any third party on your behalf and having to deal with any third party solicitors
- the need for an expedited sale, purchase of remortgage
- on a sale, dealing with the issuing of draft contracts to other prospective buyers
- dealing with defects in the title
- dealing with 'properties subject to tenancy' related issues
- the property is being bought or sold at auction
- conditionality in a contract
- dealing with a licence to assign
- on a remortgage, dealing also with a transfer of equity
- where your lender is using separate legal representation
- where your company is buying or remortgaging, dealing with the Companies House registration formalities
- where your company is buying or remortgaging, dealing with third party personal guarantees

Conveyancing Team

Our conveyancing team is made up of qualified solicitors with at least four years' experience or a trainee solicitor supervised by a qualified solicitor.

The team is supervised by **Arwel Lewis Jones LL.B**, a partner of Breese Gwyndaf and he has overall supervision of the conveyancing team. Arwel qualified as a solicitor in 1993 at T.R. Evans Hughes & Co Holyhead. He has experience in all areas of residential and commercial conveyancing - you can view his full profile [here](#):

Our team also includes:

David A Hughes LL.B	Barmouth Office	View full profile by clicking here
Bethan Lloyd Roberts LL.B	Pwllheli Office	View full profile by clicking here
Amanda Brookes LL.B	Porthmadog Office	View full profile by clicking here
Rhys Tudur LL.B	Porthmadog & Pwllheli	View full profile by clicking here
Lowri Blain LL.B	Barmouth Office	View full profile by clicking here
Catherine Owen LL.B	Porthmadog Office	View full profile by clicking here
Huw Evans LL.M	Porthmadog Office	View full profile by clicking here

Questions

If you have any questions relating to our services and our fees, please contact us:

[Breese Gwyndaf @ Porthmadog](#)
[Breese Gwyndaf @ Pwllheli](#)
[Breese Gwyndaf @ Barmouth](#)