

Price List – Fixed Fee (Freehold Residential Sale)

Area of Law

Property

Sub Area of Law

Residential Freehold Sale

Charge

Fixed – sliding scale

We are accredited as part of the Law Society's Conveyancing Quality Scheme (CQS). The scheme is designed to improve transparency of transactions, raise service levels and provide better communication and a more efficient process.

Fees:

Our fees cover all of the work required to complete the sale of your home, including paying the Estate Agents and redeeming the mortgage (if applicable) on your behalf.

Our fees are based on a sliding scale determined by a number of factors including the value of the property and whether the property is freehold or leasehold or registered land or unregistered land and any other factors unique to that property or area.

The conveyancing process includes:

- Obtaining Title documentation and protocol forms;
- Drafting Contract and issuing the same to the buyers solicitors;
- Dealing with any additional enquiries raised by the buyers solicitors;
- Agreeing the terms of the Contract;
- Obtaining redemption statement in relation to any mortgage (if applicable);
- Proceeding to exchange of Contracts and subsequent completion of your sale;
- Paying the Estate Agents and redeeming the mortgage on your behalf

If anything outside the agreed scope of work arises this will be discussed with you and a fee agreed for undertaking the extra work required.

A personal quote will be given at the outset for your individual sale.

Fixed Fee Example:

The following **example** is based on the sale of a freehold residential property in the Taunton area for £298,000:

Costs and Expenses:	£
Our fees	700.00
VAT thereon at 20%	140.00
Bank telegraphic transfer fee to include additional costs and bank charge	35.00
VAT thereon at 20%	7.00
Electronic ID check per person	12.50
VAT thereon at 20%	2.50

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Lawyer check	20.00
VAT thereon at 20%	4.00

Disbursements:

Office Copy Entries	12.00
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Total: (including costs, expenses, VAT and disbursements) £ 933.00

Timescale

We anticipate being able to complete the legal formalities within 8-12 weeks subject to the information provided although this may change as the matter proceeds, particularly if there are other parties on the conveyancing chain

Professionals working in our conveyancing team over our four offices are:

Name & Position	Qualifications	Areas of Law Practiced	Years of Experience
Paula Woodland Partner – Head of Property	FCILEx	Residential Property	29
Amy Edwards Solicitor - Property	LLB Hons	Residential & Commercial Property	25
Andrew Bensley Solicitor	LLB Hons	Residential & Commercial Property	40
Anna Manning Solicitor	LLB Hons	Residential Property	19
Giles Whiting Conveyancer	Conveyancer	Residential Property	38
Jules Griffiths-Jones Chartered Legal Executive	FCILEx	New Build Property	25
Kerry Raines Trainee Legal Executive	Trainee Legal Executive	Residential Property	15
Mercedes Thorne Trainee Legal Executive	Trainee Legal Executive	Residential Property	11
Paul Thomas Chartered Legal Executive	FCILEx	Residential & Commercial Property	30
Sue Gill Chartered Legal Executive	FCILEx	Residential Property	15
Susan Walker Paralegal	ILEx	Residential Property	15