

Weightmans

Residential Conveyancing

Our experienced Residential Conveyancing Team has the know-how and technical capability to provide a fast and effective response. The team wins and retains valued clients through commitment, dedication and an unrivalled personal service which is tailored to the needs of the individual client.

Your primary contact throughout your matter will be the fee earner responsible for carrying out the legal and practical aspects of your file and you will be provided with both their direct line and their own email address.

Please see below links to the profiles of members of the Conveyancing Team.

Name	Position
Adam Clarke Williams	Solicitor
Anthony Howarth	Principal Associate
Catherine Bolland	Licensed Conveyancer
Danuta Maciejewski	Solicitor
Elizabeth Ntilo	Solicitor
Karen Mayne	Partner
Philip Vickers	Partner
Sarah Pennington	Partner
Sonia Iqbal	Solicitor

Residential Conveyancing Fees

Our fees cover the work required to complete the sale, purchase or remortgage of your property . Before we start any work we will provide you with a detailed breakdown of the anticipated fees and disbursements.

The figures below give an indication of the range of our fees

Price Range	Freehold Fees*	Leasehold Fees
	From	From
Up £250,000	£1250	£1750
£250,001 – £500,000	£1500	£2000
£500,001 – £750,000	£1750	£2250
£750,001 and above	Bespoke Pricing	Bespoke Pricing

Re-Mortgage Transactions

Price Range	Fees *
Starting at	£1250

List of Additional Fees

The above assume a relatively straightforward transaction but others may prove more complex and involve additional work. The following list is not exhaustive but illustrates the range of additional fees that might be incurred in certain scenarios

Price Range	Fee (Starting from)
Mortgage Fees (each legal/equitable charge)	£250
Acting for a Company	£250
Acting in matters where one or more party is a registered Overseas Entity	£250
Acting for a Trustee in Bankruptcy/ Receiver / Insolvency Practitioner	£250
Separately represented Lender	£500
Gifted Deposit	£250
Matters involving an individual acting under a Power of Attorney	£250
Solar Panels	£250
Private Foul Drainage (e.g. Septic Tanks)	£250
Unregistered Property	£500
Obtaining and reviewing EWS1 Form where applicable in respect of Leasehold Apartments	£500
Acting in respect of Qualifying Leasehold Properties as defined by the Building Safety Act 2022	£1000
Freehold with a Management Company in Place in respect of common areas	£150
Newbuild Property	£1000
Help to Buy / Lifetime ISA Administration	£150
SDLT Submission	£75

*Excluding SDLT, VAT and Disbursements

Common Disbursements

Disbursement	Sale	Purchase	Re-mortgage
Land Registry Documents (Estimate)	£12		£12
Search Package (estimate dependent on property location)		£500	£500
Final Searches		£12	£12
Registration Fee (Property valued at between £500,000 and £1,000,000)		£295	£65

* Excluding VAT

* Please note that the Registration Fee is linked to the value of the Property and whether the individual property title has previously been registered at H M Land Registry. Further details of the fees charged by H M Land Registry in this respect can be found at <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Charges common to all matters (inc VAT)

Fee / Service	Sale
Telegraphic Transfer (per transfer)	32.40
AML Checks (per client)	24.00

Common Residential Conveyancing Search Package

Whether or not they Buyers are proceeding with the assistance of a mortgage, we advise clients that it is prudent to carry out our standard suite of conveyancing searches against the Property for which we estimate the costs to be approximately £360.00; this can vary according to the location of the Property and also the clients own stipulations as to what information they would like to establish in respect of the Property. We set out below a brief outline of the purpose of the most common conveyancing searches:

Search	Purpose
Local Search (in 2 parts)	<p>(1) The LLC1 – Local Land Charge Register search – covers any charges or attendant restrictions relating to land or property. These can include whether the property is:</p> <p>a listed building</p> <ul style="list-style-type: none"> • located in a conservation area • subject to a tree protection order • in need of an improvement or renovation grant • or situated in a smoke control zone <p>(2) The CON 29 supplies information relating to public highways, proposals for new roads, rail schemes or planning decisions that could affect the property, as well as outstanding statutory notices, breaches of planning or building regulations or the existence of a compulsory purchase order. Environmental factors, such as whether the house stands on contaminated land or in a Radon gas affected area are also covered</p>
Water & Drainage Search	<p>CON29DW Water and Drainage Searches include confirmation of the following:</p> <ul style="list-style-type: none"> • Whether or not the property is connected to a public water supply • How the property is currently charged for the water and wastewater services – (metered or not) • Whether the property is connected to a public sewer • Whether the property is affected by, or is close to, water mains or public sewers • Distance and location of the nearest wastewater treatment works
Environmental Search	<p>The Environmental Search reviews flood, contaminated land and ground stability risks to provide comprehensive due diligence for a residential property.</p>

The above list is not exhaustive and additional searches may be identified by our search provider as being required as a result of the location of the Property.

We estimate the cost of the average search pack to be £500.00 plus VAT although this is dependent upon the Local Authority boundary within which the Property is located and will ask you to make a payment of this sum on account once we have received your formal written instructions and the AML Process is complete.