

Residential Conveyancing and Pricing

1.0 Why instruct Adams Hetherington?

- 1.1 We are a firm who has been based in Ashington since 1991 but who have had a presence here for many years before that as a consequence of being a successor practice to previous firms of Yarwood Gray & Co and Hellawell & Co.
- 1.2 As such we have a wealth of knowledge of dealing with residential conveyancing in and around the Ashington area.
- 1.3 We are an accredited member of the Law Society Conveyancing Quality Scheme. This is a recognised quality standard for SRA regulated firms in residential conveyancing. It sets out the standards of competence, risk management and client service levels. It is designed to provide benefits for member practices, our clients and industry stakeholders e.g. mortgage lenders.
- 1.4 We are approved panel members for most mortgage lenders.
- 1.5 We offer a face to face service to our clients at our offices.

2.0 Property Purchases

- 2.1 Our fees cover all our work required to complete the purchase of your new home including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty if the property is in England or Land Transaction Tax (Land Tax) if the property is in Wales).

2.2 Our Fees

Value of Property	Legal Fees	VAT	Searches	Final Searches	TT Fee (Inc VAT)	Total
£0-£100,000	£750.00	£150.00	£203.86	£7.00	£42.00	£1,152.86
£101,000-£250,000	£775.00	£155.00	£203.86	£7.00	£42.00	£1,182.86
£251,000-£350,000	£825.00	£165.00	£203.86	£7.00	£42.00	£1,242.86
£351,000-£400,000	£875.00	£175.00	£203.86	£7.00	£42.00	£1,302.86
£401,000-£500,000	£925.00	£185.00	£203.86	£7.00	£42.00	£1,362.86
£501,000-£600,000	£975.00	£195.00	£203.86	£7.00	£42.00	£1,422.86
£601,000 +	Between £1,250.00 – £2,000.00	£	£203.86	£7.00	£42.00	£

2.2.1 HM Land Registry fees are also payable as follows:

2.2.1.1 £0 - £80,000	£20.00
2.2.1.2 £80,001 - £100,000	£40.00
2.2.1.3 £100,001 - £200,000	£100.00
2.2.1.4 £200,001 - £500,000	£150.00
2.2.1.5 £500,001 - £1,000,000	£295.00
2.2.1.6 £1,000,001 and over	£500.00

2.3 Stamp Duty Land Tax

2.3.1 This is payable by a buyer on the completion of a purchase and depends upon a number of factors:

2.3.1.1 The purchase price of the property

2.3.1.2 Whether you are a first time buyer

2.3.1.3 Whether you will own another property at the time of completion of the purchase

2.3.2 We would suggest that you go to the Government website to calculate the Stamp Duty payable: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

2.4 Additional fees

2.4.1 There are additional fees payable in relation to matters outside of the normal transaction in accordance with the attached schedule.

2.5 What is not included?

2.5.1 We do not report on structural surveys which are outside our expertise.

2.5.2 We do not advise on issues arising out of the Building Safety Act 2022 which against is outside our expertise.

2.6 Key Stages Involved

2.6.1 The precise stages involved in the purchase of a residential property vary according to the circumstances but usually include:

- 2.6.1.1 Take your instructions and give you initial advice
- 2.6.1.2 Check finances are in place to fund purchase and contact lenders solicitors if needed
- 2.6.1.3 Receive and advise on contract documents
- 2.6.1.4 Carry out searches
- 2.6.1.5 Obtain further planning documentation if required
- 2.6.1.6 Make any necessary enquiries of the sellers solicitor
- 2.6.1.7 Give you advice on all documents and information received
- 2.6.1.8 Go through conditions of mortgage offer with you
- 2.6.1.9 Send final contract to you for signature
- 2.6.1.10 Draft transfer
- 2.6.1.11 Advise you on joint ownership
- 2.6.1.12 Obtain pre-completion searches
- 2.6.1.13 Agree completion date (date from which you own the property)
- 2.6.1.14 Exchange contracts and notify you that this has happened
- 2.6.1.15 Arrange for all monies needed to be received from the lender and you
- 2.6.1.16 Complete purchase
- 2.6.1.17 Deal with payment of Stamp Duty Land Tax
- 2.6.1.18 Deal with application for registration at Land Registry

2.7 Our fee assumes that:

- 2.7.1 This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion.
- 2.7.2 This is an assignment of an existing lease and is not the grant of a new lease.
- 2.7.3 The transaction is concluded in a timely manner and there are no unforeseen complications.
- 2.7.4 All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- 2.7.5 The information we provide is designed to provide you with a good indication of likely costs for a typical case.
- 2.7.6 We can offer a bespoke costs estimate in relation to transactions.

2.8 How long will my house purchase take?

- 2.8.1 The average process from your offer being accepted until the day of completion when you are able to move into your house is between 8-12 weeks.

2.8.2 Some of the factors which have an impact on how long a transaction will take are out of our control and including (but not exclusively):

2.8.2.1 Issue of mortgage offers.

2.8.2.2 Return of local authority coal and water searches.

2.8.2.3 Lease extensions required to meet lenders requirements.

2.8.2.4 The length of the chain of which your transaction is part.

2.9 What is included?

2.9.1 Disbursements are costs relating to the transaction that are payable to third parties e.g. Land Registry fees. We will handle the payment of these fees on your behalf.

2.9.2 The usual disbursements in a transaction are:

2.9.2.1 HM Land Registry fees. These depend on the property purchase price.

2.9.2.2 VAT at 20%.

2.9.2.3 Standard search pack fees of £203.86.

2.9.2.4 TT transaction fee of £35.00 plus VAT.

2.9.3 Additional disbursements may also be payable usually if not exclusively relating to leasehold property:

2.9.3.1 Notice of transfer fee of between £100.00 and £200.00.

2.9.3.2 Notice of mortgage fee. This is set out in the lease. (Usually between £50.00 to £200.00)

2.9.3.3 Deed of Covenant fee required by the management company of the property.

2.9.4 The above fees vary from property to property and lessors and management companies. We can give you an accurate figure once we have received documentation from the sellers solicitors.

3.0 Our costs in acting on your behalf on the sale of a property.

3.1 Our Fees.

Value of Property	Legal Fees	VAT	Office Copies	TT Fee (Inc VAT)	Total
£0-£100,000	£750.00	£150.00	£6.00	£42.00	£948.00
£101,000-£250,000	£775.00	£155.00	£6.00	£42.00	£978.00
£251,000-£350,000	£825.00	£165.00	£6.00	£42.00	£1,038.00
£351,000-£400,000	£875.00	£175.00	£6.00	£42.00	£1,098.00
£401,000-£500,000	£925.00	£185.00	£6.00	£42.00	£1,158.00
£501,000-£600,000	£975.00	£195.00	£6.00	£42.00	£1,216.00
£601,000 +	Between £1,250.00 – £2,000.00	£	£6.00	£42.00	£

3.1.1 In respect of properties valued over £601,000 the fee would need to be discussed and agreed with the lawyer handling your case.

3.2 What is included?

3.2.1 Observing land registry title documents.

3.2.2 Observing a leasehold pack from the freeholder if the property is leasehold.

3.2.3 Preparing draft contract documentation.

3.2.4 Obtaining a mortgage redemption statement if required and dealing with redemption of the mortgage on completion.

3.2.5 Settling the selling agents invoice.

3.3 Key Stages Involved

3.3.1 Take instructions and give initial advice

3.3.2 Obtain official copies of the land registry title

3.3.3 Supply the protocol documents to be completed by the vendor

3.3.4 Draft the contract and collate the documents for the contract pack

3.3.5 Send the contract and protocol documents to the buyers solicitor

3.3.6 Forward enquiries raised by the buyer to the client

3.3.7 Answer legal enquiries raised by the buyer

3.3.8 Obtain redemption statements

3.3.9 If required obtain indemnity insurance quotation

3.3.10 Approve the transfer document

3.3.11 Obtain agents invoice

3.3.12 Draft completion statement and send to client

3.3.13 Send the transfer document and contract to client for signature

3.3.14 Agree completion date

- 3.3.15 Exchange contracts
- 3.3.16 Obtain agents invoice
- 3.3.17 Complete on sale
- 3.3.18 Redeem mortgage
- 3.3.19 Settle estate agents invoice
- 3.3.20 Forward property documents to buyers solicitor
- 3.3.21 Forward completion funds to clients nominated account

4.0 Transfer of equity and remortgages

4.1 Our Fees

4.1.1	Legal Fees	£450.00
4.1.2	VAT	£90.00
4.1.3	Office Copies	£6.00
4.1.4	TT Fee Inc VAT	£42.00
4.1.5	Total	£588.00

4.2 What is included?

- 4.2.1 Mortgage redemption if necessary

4.3 What is not included?

- 4.3.1 Advising you on separation or balance transfers to outgoing party.

4.4 Key stages

- 4.4.1 Taking clients instructions
- 4.4.2 Contacting party going on/off the property
- 4.4.3 Obtaining official copies of the title
- 4.4.4 Drafting the transfer deed and/or drafting the mortgage deed
- 4.4.5 Sending the transfer deed and/or the mortgage deed to the parties
- 4.4.6 Completing a certificate of valuation
- 4.4.7 Drafting Land Registry application forms
- 4.4.8 Submitting the Land Registry application

5.0 Our Conveyancing Team

5.1 Nicola Peoples – Partner/Filex

- 5.1.1 Nicola is our Head of Conveyancing. She is a Fellow of the Institute of Legal Executives and has more than 20 years experience in residential conveyancing work. Nicola has also completed several professional development courses on residential conveyancing.

5.2 Tony Hetherington – Partner/Solicitor

- 5.2.1 Tony qualified as a solicitor in 1985 and has over 35 years experience in residential conveyancing. Tony continues to complete updating professional development courses.