

Town and Country Homes pricing information

Our Town and Country Homes team specialises in high value and complex transactions, where each property is different and requires a bespoke approach. As such it is difficult to give definitive pricing information until we understand the details of your intended property sale and/or purchase.

The team provides a personal, partner led, proactive service tailored to your own requirements and the unique nature of the property involved. As such we differentiate our specialised service from more standardised conveyancing offerings and we do not carry out work on a fixed fee basis.

Our objective is to ensure that our costs are mutually acceptable to you and to us having regard to the complexity of the overall transaction, the importance to you of securing an exchange of contracts as quickly as possible, the values involved, the resource and expertise which we make available and obviously the amount of time which we commit to the transaction.

Typical Prices

Our typical fees for dealing with **sales and purchases of freehold property** are in the region of £4,000 to £20,000 plus VAT but there are many factors which will affect our fees such as:

- Unregistered land
- Additional outbuildings, dwellings and/or annexes to the main residence
- Paddocks, grazing licences or other agricultural elements
- Residential/commercial/agricultural tenants at the property
- Overage/clawback provisions
- How the purchase is financed
- Listed building status
- Historic monuments at the property
- Incomplete planning or building regulations history
- Defects in title
- Conservation Area or Sites of Special Scientific Interest
- Private drainage

Our typical fees for dealing with **sales and purchase of existing leasehold flats** are in the region of £7,000 to £20,000 plus VAT but there are many factors which will affect our fees such as:

- The availability of a full information pack from the management company
- Whether all requisite consents were obtained and documented for any alterations to the property
- How the purchase is financed
- Listed building status
- Incomplete planning or building regulations history
- Defects in the lease or the leasehold or freehold title
- Conservation Area
- Private Drainage
- Ownership structure of the freehold
- Unregistered freehold
- Breaches of the terms of the lease

Our typical fees for dealing with the **purchase of a new build freehold or leasehold property** are in the region of £8,000 to £25,000 plus VAT. In addition to the factors listed above, there are other factors relating to new build properties which will affect our fee as follows:

- Whether or not full documentation is provided by the developer
- Unregistered land
- Structural Warranty
- Means of access to the property and other rights to services
- Adoption of sewers and roads
- Lenders specific requirements
- Negotiation of a new lease (leasehold only)
- Structure of ownership of the freehold/ will the lessees own a newly created management company? (leasehold only)
- Overage provisions
- Planning and building regulations for the development
- Snagging

Our typical fees for dealing with **re-mortgages of freehold property** are in the region of £3,500 to £8,000 plus VAT but there are many factors which will affect our fees such as:

- Unregistered land
- Additional outbuildings, dwellings and/or annexes to the main residence
- Paddocks, grazing licences or other agricultural elements
- Residential/commercial/agricultural tenants at the property
- Other adult occupiers of the property who are not tenants or mortgagors
- Overage/clawback provisions
- Lender's special requirements
- Listed building status
- Historic monuments at the property
- Incomplete planning or building regulations history
- Defects in title
- Conservation Area or Sites of Special Scientific Interest
- Private drainage

Our typical fees for dealing with the **re-mortgage of leasehold flats** are in the region of £3,500 to £8,000 plus VAT but there are many factors which will affect our fees such as:

- The availability of a full information pack from the management company
- Whether all requisite consents were obtained and documented for any alterations to the property
- Lender's special requirements
- Whether the property is let or occupied by someone other than the mortgagor
- Listed building status
- Incomplete planning or building regulations history
- Defects in the lease or the leasehold or freehold title
- Unregistered freehold
- Conservation Area
- Private Drainage
- Ownership structure of the freehold
- Breaches of the terms of the lease

The Town and Country Homes Team

All work will be carried out by a qualified solicitor at partner level or where appropriate at a more junior level with supervision by a partner.

The team currently has two fee-earning members:

Caroline Nemecek qualified as a solicitor in September 2005 and has specialised in property work throughout her legal career. Caroline leads the team and personally conducts the most complex and high-value transactions which the team undertakes. She also supervises the work of other team members.

Priscilla MacLeod qualified as a solicitor in March 2019 and has specialised in residential and commercial property work since qualification. Priscilla takes the lead on some transactions, always under supervision from Caroline Nemecek. She also assists Caroline on certain more complex matters, of which Caroline herself has primary conduct.

We will calculate our charges based on how much time we spend on your transaction. Our current hourly rates are:

Partner £300 plus VAT

Solicitor £175 plus VAT

Telegraphic Transfer Fees are charged at £35 plus VAT.

Disbursements

Typical disbursements on the purchase or re-mortgage of a property are:

- Searches £400 to £1200 plus VAT depending on the acreage of the property
- Land Registry pre completion searches £3 per search plus VAT
- Land Registry Registration fees £270 - £910 (no VAT)
- Management company information pack £variable plus VAT (leasehold re-mortgage only)

Typical disbursements on the sale of a property are:

- Land Registry copy fees £3 per document plus VAT
- Management company information pack £variable plus VAT (leasehold only)

Key stages

The work we would carry out on a typical **sale of a freehold property** would be:

- Obtaining copies of the registered title from the Land Registry or your unregistered title deeds if the property is unregistered.
- Drafting Contract and preparing contract pack.
- Sending Property Information Form and Fittings and Contents Form to you for completion.
- Sending the Contract pack to the buyer's solicitor.
- Dealing with any enquiries raised by the buyer's solicitor.
- Negotiation of draft Contract.

- Liaising with your selling agent to ensure progress of the sale.
- Sending you the contract for signature or meeting with your to sign the contract.
- When all parties are ready, exchanging contracts and receiving the deposit.
- Approving the draft transfer prepared by the buyer's solicitor and arranging for execution.
- Obtaining a redemption statement in relation to any mortgage on the property.
- Completing the sale and redeeming any mortgage.
- Accounting to you for sums received.

The work we would carry out on a typical **purchase of a freehold property** would be:

-
- Receiving the draft contract, title papers, property information form and supporting paperwork from the seller's solicitor.
 - Receiving instructions from your mortgage lender together with a copy of your mortgage offer and legal mortgage deed.
 - Ordering, local authority, drainage and water, environmental, ground stability, planning and highways searches.
 - Investigating the title to the property.
 - Where possible, visiting the property, if necessary, in order to check title issues.
 - Reviewing search results.
 - Negotiating the contract and raising enquiries of the seller's solicitor.
 - Preparing a detailed report for you on the property and the transaction documents.
 - Meeting with you to discuss our report and deal with any queries you may have.
 - Preparing Report on Title for your lender.
 - When all parties are ready, exchanging contracts.
 - Drafting the transfer deed.
 - Arranging for you to execute the mortgage deed and transfer deed.
 - Preparing stamp duty land tax return and completion statement.
 - Requesting release of mortgage advance.
 - Carrying out pre completion searches at the Land Registry.
 - Receiving mortgage advance and balance from you.
 - Completing the purchase.
 - Dealing with post completion matters including filing the stamp duty land tax return and registering the transfer and mortgage deed at the land registry.

The work we would carry out on a typical **sale of a leasehold property** would be:

-
- Obtaining copies of the registered leasehold and freehold title from the Land Registry or title deeds were unregistered
 - Drafting Contract and preparing contract pack.
 - Sending Property Information Form, Leasehold Information Form and Fittings and Contents Form to you for completion.
 - Sending the Contract pack to the buyer's solicitor.
 - Obtaining management company sale pack
 - Dealing with any enquiries raised by the buyer's solicitor.
 - Negotiation of draft Contract.
 - When all parties are ready, exchanging contracts and receiving the deposit.
 - Approving the draft transfer prepared by the buyer's solicitor and arranging for execution.
 - Obtaining a redemption statement in relation to any mortgage on the property.
 - Completing the sale and redeeming any mortgage.
 - Accounting to you for sums received.

The work we would carry out on a typical **purchase of a leasehold property** would be:

- Receiving the draft contract, leasehold and freehold title papers, lease, property information form, leasehold information form and supporting paperwork from the seller's solicitor.
- Receiving instructions from your mortgage lender together with a copy of your mortgage offer and legal mortgage deed.
- Ordering, local authority, drainage and water, environmental, ground stability, planning and highways searches.
- Investigating the title to the property.
- Where possible, visiting the property if necessary in order to check title issues.
- Reviewing search results.
- Negotiating the contract and raising enquiries of the seller's solicitor.
- Preparing a detailed report for you on the property the property, the lease, the contract, the management company and the mortgage.
- Meeting with you to discuss our report and deal with any queries you may have.
- Preparing Report on Title for your lender.
- When all parties are ready, exchanging contracts.
- Drafting the transfer deed.
- Arranging for you to execute the mortgage deed and transfer deed.
- Preparing stamp duty land tax return and completion statement.
- Requesting release of mortgage advance.
- Carrying out pre completion searches at the Land Registry.
- Receiving mortgage advance and balance from you.
- Completing the purchase.
- Dealing with post completion matters including filing the stamp duty land tax return and registering the transfer and mortgage deed at the land registry.

The work we would carry out on a typical **re-mortgage** would be:

- Obtaining copies of the registered title from the Land Registry.
- Receiving instructions from your mortgage lender together with a copy of your mortgage offer and legal mortgage deed.
- Ordering local authority, drainage and water, environmental, ground stability, and highways searches.
- Investigating the title to the property.
- Reviewing search results.
- Reporting to you on the mortgage.
- Preparing Report on Title for your lender.
- Arranging for you to execute the mortgage deed.
- Preparing completion statement.
- Requesting release of mortgage advance.
- Carrying out pre completion searches at the Land Registry.
- Receiving mortgage advance.
- Completing the mortgage.
- Dealing with post completion matters including registering the mortgage deed at the land registry.



How long will my matter take?

It is difficult to give an accurate timescale for property transactions as much will depend on how much information is readily available, whether or not the transaction is part of a chain of transactions, how quickly any mortgage offer is dealt with, how quickly our enquiries are dealt with and other external factors such as delays in searches being returned the consequences of the global Coronavirus pandemic. Currently, a relatively straightforward transaction is taking 8 – 10 weeks.