



Town and Country Homes pricing information

When it comes to buying and selling residential property we understand that it's important that you know how much you might be expected to pay in legal fees. We specialise in high value, complex transactions and, because every property is different, our fee estimates are bespoke. Fee estimates are based on our hourly rates which vary (from £190 - £320 plus VAT) depending on the experience and seniority of the person working on your transaction and how much time we anticipate we will need to spend on your matter

We provide a personal and proactive service which is tailored to your requirements and the unique nature of the property involved. Wherever possible the solicitor acting for you will visit the property and discuss any potential issues. We offer a highly specialised, partner led service and consequently are not able to offer standard conveyancing services on a fixed fee basis.

As a guide to our fees we have set out examples of likely fees for straightforward transactions below. We have based our examples on properties with a value of £750,000 and £2,000,000 respectively. If your property is of a higher or lower value, fees will be different and will also depend on the characteristics of the property.

There are several factors that would result in a transaction not being straightforward and consequently would affect our fees. These may include:

- unregistered titles
- defective titles
- multiple titles
- planning or building regulations issues
- complex planning histories
- listed building issues
- overage/clawback provisions
- residential/commercial/agricultural tenants at the property
- additional outbuildings, dwellings and/or annexes to the main residence
- paddocks, grazing licences or other agricultural elements
- how a purchase is financed
- historic monuments at the property
- Conservation Areas or Sites of Special Scientific Interest
- private drainage
- recent construction works to the property
- the property is a new build or being purchased 'off plan'

Occasionally issues come to light that could not have been foreseen at the start of a transaction. If additional costs arise during the transaction we will let you know in advance with an explanation of what has changed and the potential solutions. We will also let you have a revised fee estimate at that stage.

If you would like to discuss your sale or purchase in more detail so that we can give you a bespoke fee estimate please contact:

Joanna Edwards on 01242 229096 or joanna.edwards@loddors.co.uk

Below are indicative fee estimates which are exclusive of VAT.



Selling a residential property: Freehold

Fees	Sale Price £750,000	Sale Price £2,000,000
Our fees	£1,950 - £3,000	£2,750 - £4,250
Money transfer fee	£35	£35
Estimated total	£1,985 - £3,035	£2,785 - £4,285

The estimates above cover the following:

Obtaining the registered title from the Land Registry, reviewing the title and identifying any issues that may be raised by the buyer's solicitor to prevent any delay to the transaction; sending the Property Information Forms and Fittings and Contents Forms to you for completion; preparing the draft contract and supporting documents; visiting the property (where appropriate); negotiating the draft contract and Transfer Deed; responding to enquiries from the buyer's solicitor; liaising with your selling agent to ensure progress of the sale; exchanging contracts; obtaining a redemption statement in relation to any mortgage on the property; preparing the completion documents and financial statements; completing the sale; redeeming the mortgage (if any) and accounting to you for the sums received.

The indicative fee assumes:

That the transaction is straightforward and that there are no complicating factors (see above list); the title comprises a single registered title with no more than three documents referred to; the buyer's searches reveal no adverse results; there are no circumstances which require additional documentation to be prepared; the transaction proceeds smoothly with no unforeseen complications; all parties are co-operative and there is no unreasonable delay from any third parties providing documents; no indemnity insurance is required, and you are able to provide us with prompt, clear instructions. If any of these factors change then the legal fees may be higher. We often act where the circumstances are different and have chosen these (non-exhaustive) examples in order to provide a clear explanation of our prices.

Selling a residential property: Leasehold

Fees	Sale Price £750,000	Sale Price £2,000,000
Our fees	£2,250 - £3,250	£3,250 - £4,750
Management pack fee (this is paid to the landlord and/or management company and will vary – an indicative value is included)	£250 - £750	£250 - £750
Money transfer fee	£35	£35
Estimated total	£2,535 - £4,035	£3,535 - £5,535

The increase in our fees between a freehold and leasehold property is to take account of the additional work involved in reviewing the lease and obtaining information from the landlord and management company.

The estimates above cover the following:

Sending the Property Information, Fixtures and Contents and Leasehold Information forms to you for completion; obtaining the registered leasehold title, freehold title and lease; reviewing the title documents and identifying any issues that may be raised by the buyer's solicitor to prevent any delay to the transaction; obtaining and reviewing required documentation from the freeholder and management company; preparing the draft contract and supporting documents; negotiating the draft contract and Transfer Deed; responding to enquiries from the buyer's solicitor; exchanging contracts; preparing the



completion documents and financial statements; completing the sale; redeeming the mortgage (if any) and accounting to you for sums received.

The indicative fee assumes:

Our fees are based on the same assumptions as a freehold sale; that there is one registered leasehold and one registered freehold title, and that the transaction is an assignment of a registered lease rather than the grant or extension of a lease.

Buying a residential property: Freehold

Fees	Purchase Price £750,000	Purchase Price £2,000,000
Our fees	£2,250 - £3,250	£3,000 - £5,000
Search fees (these vary depending upon the property and local authority and are given as a general indication; specific quotes will need to be obtained for each property)	£400 - £900 (depending on acreage)	£400 - £1,200 (depending on acreage)
Land registry fee	£295	£500
Money transfer fee	£35	£35
Estimated total	£2,980 - £4,480	£3,935 - £6,735

Other costs:

In addition to the costs set out above there may be other disbursements. You will also have to pay Stamp Duty Land Tax (SDLT) which varies depending on the value of the property and the circumstances of the transaction. For example, if you own a share of a property anywhere in the world you may need to pay a higher rate. You can calculate the amount of SDLT that you are likely to pay in England on the [HMRC calculator tool](#). If the property is in Wales, Land Transaction Tax is payable and can be calculated on the [Welsh Revenue Authority](#) website.

The estimates above cover the following:

Receiving the draft contract, title papers, Property Information form and supporting paperwork from the seller's solicitor; investigating the title and identifying any issues; obtaining and reviewing the Local Authority, drainage and water, environmental, ground stability, planning and highways searches; reviewing the draft contract and supporting documents; preparing the draft Transfer Deed; raising enquiries; visiting the property (where appropriate); reviewing the replies to enquiries; negotiating the draft contract and Transfer Deed; preparing a detailed report for you on the property title, transaction documents, searches and replies to enquiries; meeting with you to discuss the report and any queries that you may have; exchanging contracts; preparing the completion documents and financial statements; preparing the SDLT return; carrying out pre completion searches; completing the purchase; filing the SDLT return; dealing with the payment of SDLT and registering the purchase at the Land Registry.

The indicative fee assumes:

That the transaction is straightforward and that there are no complicating factors (see above list); the title comprises a single registered title with no more than three documents referred to; no mortgage finance is required for the property; the searches reveal no adverse results; the property will be purchased in one or two individual names; tax advice is not required; there are no circumstances which require additional documentation to be prepared; the transaction proceeds smoothly with no unforeseen complications; all parties are co-operative and there is no unreasonable delay from any third parties.



Buying a residential property: Leasehold

Fees	Purchase Price £750,000	Purchase Price £2,000,000
Our fees	£2,250 - £3,500	£3,250 - £5,250
Search fees (these vary depending upon the property and local authority and are given as a general indication; specific quotes will need to be obtained for each property)	£400 - £900 (depending on acreage)	£400 - £1,200 (depending on acreage)
Land Registry fee	£295	£500
Notice to the freeholder that the ownership of the lease has changed (this varies for each property and is an indicative value only)	£50 - £250	£50 - £250
Money transfer fee	£35	£35
Estimated total	£3,030 - £4,980	£4,235 - £7,235

The increase in our fees between a freehold and leasehold property is to take account of the additional work involved in reviewing the lease and obtaining information from the landlord and management company.

Other costs:

As with the purchase of a freehold property you will be required to pay SDLT or Land Transaction Tax (if the property is in Wales). With leasehold properties there will usually be ground rent and service charge payments due which are payable monthly/annually throughout the term of the lease. We will confirm the amount of these charges when we report to you on the property.

The estimates above cover the following:

Receiving the draft contract, leasehold and freehold title deeds, lease, Property Information form and supporting paperwork from the seller's solicitor; investigating the title and identifying any issues; obtaining and reviewing the Local Authority, drainage and water, environmental, ground stability, planning and highways searches; reviewing the draft contract and supporting documents; preparing the draft Transfer Deed; raising enquiries; visiting the property (where appropriate); reviewing the replies to enquiries; negotiating the draft contract and Transfer Deed; preparing a detailed report for you on the lease, property title, transaction documents, searches and replies to enquiries; meeting with you to discuss the report and any queries that you may have; exchanging contracts; preparing the completion documents and financial statements; preparing the SDLT return; carrying out pre-completion searches; completing the purchase; filing the SDLT return; dealing with the payment of SDLT and registering the purchase at the Land Registry.

Reviewing the lease; investigating the title and identifying any issues; obtaining and reviewing the searches, reviewing the draft contract, supporting documents and information from the freeholder and/or management company; raising enquiries; reviewing the replies to enquiries; preparing the draft Transfer Deed; negotiating the draft contract and Transfer Deed; reporting to you on the title, searches and replies to enquiries; exchanging contracts; preparing the completion documents and financial statements; completing the purchase; dealing with the payment of Stamp Duty Land Tax and registering the purchase at the Land Registry.

The indicative fee assumes:

Our fees are based on the same assumptions as a freehold purchase; that there is one registered leasehold and one registered freehold title; the availability of the full information pack, and that the transaction is an assignment of a registered lease rather than the grant or extension of a lease.



Re-mortgages: property you already own

Occasionally, if you already own a property you might decide to either take out a mortgage on it or re-mortgage (i.e., change your current lender).

Fees	Financing up to £500,000	Financing up to £1,000,000
Our fees	£1,500 - £1,950	£1,950 - £2,500
Search fees (these vary depending upon the property and local authority and are given as a general indication; specific quotes will need to be obtained for each property)	£400 - £900 (depending on acreage)	£400 - £1,200 (depending on acreage)
Land Registry fee	£65	£140
Money transfer fee	£35	£35
Estimated total	£2,000 - £2,950	£2,525 - £3,875

The estimates above cover the following:

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; reviewing the search results; dealing with the lender's requirements; reporting to you on the mortgage; preparing the report on title for the lender; arranging for you to execute the mortgage deed; preparing the completion statement; requesting the release of the mortgage advance; carrying out pre-completion searches at the Land Registry; receiving the mortgage advance; completing the mortgage; dealing with post-completion matters including registering the charge at the Land Registry, and, arranging the discharge of the existing mortgage (if required).

The indicative fee assumes:

Our fees are based on the same assumptions as a freehold purchase. In addition, it is assumed that we will be acting for both you and your lender using the lender's standard documents and that we are not advising a guarantor in relation to the mortgage.

How long will my matter take?

It is difficult to give an accurate timescale for property transactions as it will depend on how much information is readily available, whether 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. Currently, a relatively straightforward sale or purchase transaction is taking six to eight weeks. A straightforward re-mortgage typically takes between three to five weeks although it may be quicker.

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 four fee-earning members:

Caroline Nemecek qualified as a solicitor in September 2005 and has specialised in complex property work requiring a bespoke and proactive approach 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.

Rhiannon Edwards qualified as a solicitor in 1999 and has extensive experience in residential and planning matters. In addition to high value residential properties Rhiannon specialises in listed buildings, sales of properties with neighbour disputes and properties with planning enforcement issues.

Priscilla MacLeod qualified as a solicitor in March 2019 and has specialised in residential property work since qualification.

Ellen Conry qualified as a solicitor in September 2018 and has specialised in residential property work since qualification

Both Priscilla and Ellen run their own matters under the supervision of Caroline or Rhiannon. They will also assist with aspects of large complex transactions for which Caroline or Rhiannon have primary conduct.