

Weightmans

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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 details of the Conveyancing Team

Name	Role	Experience
Anthony Howarth	Associate / Chartered Legal Executive	<p>Anthony is an Associate at Weightmans and qualified as a Chartered Legal Executive in 2021 having gathered over 20 years of residential conveyancing fee-earning experience in the Yorkshire Region.</p> <p>Anthony's expertise ranges from residential sales, purchases, re-mortgages and transfers to the first registration of unregistered titles, adverse possession applications and the drafting of deeds dealing with complex agreements between registered proprietors</p>
Sonia Iqbal	Solicitor	<p>Sonia qualified in 2020 and specialises in residential conveyancing. She has experience, both prior to and post qualification, in dealing with all aspects of residential conveyancing including freehold and leasehold titles both registered and unregistered and also Shared Ownership matters</p>

Residential Conveyancing Fee Scale

Sale and Purchase Transactions

Price Range	Freehold Fees*
Up £250,000	£1000
£250,001 – £500,000	£1300
£500,001 – £1,000,000	£1500
£1,000,000 and above	Negotiation

Re-Mortgage Transactions

Price Range	Fees *
Up to £250,000	£650
£250,001 and above	£750

Transfer of Equity for properties valued up to £500,000.00

Lender Involvement	Fees *
Including Re-mortgage	£950
Requiring Lender Consent only	£750
Free of Mortgage	£650

List of Additional Fees

Price Range	Fee
Mortgage Fees	£150
Separately represented Lender	£150
Gifted Deposit	£150
Unregistered Property	£250
Leasehold Property	£250
Obtaining and reviewing EWS1 Form where applicable in respect of Leasehold Apartments	£250
Newbuild Property	£250
Help to Buy ISA Administration	£75
SDLT Submission	£75
Telegraphic Transfer	£25.50

*Excluding SDLT, VAT and Disbursements

Common Disbursements

Sale

Disbursement	Cost	VAT	Total
Official Copies of the registered title (Est)	12.00	2.40	14.40

Purchase

Disbursement	Cost	VAT	Total
Search Package (See over)	300.00	60.00	360.00
Final Searches (Est)	10.00	12.00	12.00
Registration (Purchase of the whole of a registered title at £200,000.00)*	15000	VAT exempt	150.00 ¹

* 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>

Re-mortgage

Disbursement	Cost	VAT	Total
Search Package* (See over)	300.00	60.00	360.00
Final Searches	10.00	2.00	12.00
Registration Fee (re-mortgage of Property valued at £200,000.00)*	45.00	VAT exempt	45.00

* 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>

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 £300.00 plus VAT and will ask you to make a payment of this sum on account once we have received your formal written instructions.