

**MADGE LLOYD & GIBSON**  
**inc LINDA STAPLETON & CO**  
**SOLICITORS**

**RESIDENTIAL CONVEYANCING FEES FOR GLOUCESTER & NEWENT OFFICES**

*The following fees cover all elements of a sale or purchase transaction, from start to finish. Except as specifically set out below, we do not charge supplementary fees for additional elements which are typically required as part of the process, for example, preparation of Stamp Duty Land Tax Returns and Land Registry applications, which are all included in the fees shown.*

*In addition, the fees also include any work required in connection with a mortgage (either repayment of a mortgage on a sale or where taking out a new mortgage on a purchase).*

*Should unforeseen complications arise on any particular transaction, we may have to consider increasing the charges but we would never do so without reverting to you first.*

*We would encourage you to contact us on 01452-520224 (Gloucester office) or 01531-820088 (Newent office) to discuss your requirements and any additional information concerning fees or the proposed transaction which you may have. We will always provide you with a written quotation relating to the specific fees and disbursements applicable to your transaction before we embark upon any legal work.*

**Sale and Purchase :**

PRICE	SALE	PURCHASE
Up to £250k	£750-850 plus VAT	£775-875 plus VAT
£250 to £500k	£850-950 plus VAT	£875-975 plus VAT
Over £500k	From £950 plus VAT	From £975 plus VAT

Bank Transfer fee on redemptions/remittance of funds (per remittance)	£38.40 inc. VAT
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**Additional fees may apply where the property is :-**

Leasehold Sale or Purchase	+ £200 plus VAT
New Build	+ £200 plus VAT
Unregistered Title Sale	+ £200 plus VAT
Unregistered Title Purchase	+ £200 plus VAT
Retention relating to service charge (normally only Leasehold) - if required	+ £50 plus VAT
Gifted Deposit, second charge to family, Declaration of Trust, Power of Attorney transactions, Probate sale where Probate	Fees by arrangement

not obtained by this firm, Help to Buy purchases, Help to Buy ISAs, Deeds of Covenant	
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The extent to which additional fees are payable depend on the specific circumstances applying to a transaction. Please contact us to discuss when we will then be able to confirm what, if any, additional fees are likely to be payable.

### **Other Conveyancing Matters :**

Voluntary First Registration	£550 plus VAT
Transfer of Equity	£450 plus VAT
Re-Mortgage	£450 plus VAT
Equity Release	£650 plus VAT
Staircasing for Shared ownership	£600 plus VAT

### **Disbursements on Sale :**

HM land Registry Official Copies	£6 (freehold)	£12 (Leasehold)
HM Land Registry extra copy documents	£3 each	
Managing Agents fee for Information Pack - <b>Estimate Only</b>		£200
ID Search Check (if required)		£6

*Please note that occasionally additional disbursements may be required to be paid if an unusual element comes to light during the transaction.*

### **Disbursements on Purchase :**

Search Fees (to include Local, Environmental/Flood and Water Searches and Chancel Repair Policy) - <b>Estimated Only (depends of situation of property)</b>	£325 inc. of VAT
Land Registry, Search Fee (per title)	£3.00
Bankruptcy Search (per name)	£2.00
Index Map Search (if required)	£4.00
Managing Agents fee for registering transfer (normally leasehold only)- <b>Estimate Only</b>	£150
ID Search Check (if required)	£6

HM Land Registry Registration Fees on purchase	Via the Portal	Transfer of Part/First Registration
£0-£80,000	£20.00	£40.00
£80,001 - 100,000	£40.00	£80.00
£100,001 - 200,000	£95.00	£190.00
£200,001 - 500,000	£135.00	£270.00
£500,001 - 1,000,000	£270.00	£540.00
£1,000,001 and over	£455.00	£910.00

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## **Stamp Duty Land Tax/Welsh Land Transaction Tax**

These are dependent on the purchase price and the specific circumstances (for example, whether it is a main residence, second property or if you are a First Time Buyer). Please use the web link below or contact us for guidance.

English Stamp Duty Land Tax :

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Welsh Land Tax :

<https://lftcalculator.wra.gov.wales>

## **Additional Information :-**

### **Auctions**

We are pleased to be able to act in connection with the sale or the purchase of a property by Auction. Please contact us for an estimate of fees.

### **Commercial Properties**

If you are looking to sell, purchase, take on a Lease of or grant a Lease of commercial property, we would be pleased to provide you with a detailed quote. Please contact us for these details.

### **Timescales**

The length of time a transaction takes depends on numerous factors, many of which are out of our control. An average transaction one would hope would take between 6-12 weeks.

### **Fee Earners**

Details of the Fee Earners who deal with conveyancing transactions are set out on our website.

### **Referral Fees**

We do not pay or receive any referral fees. All our business relies on personal recommendations based on the service we provide and not on a fee being paid or received for such recommendation.

***Updated : March 2020***