

## Our fee will not include

Dealing with unexpected or additional issues of title such as but not limited to:-

- Extra parcels of land
- Correction of the register prior to exchange
- New easements
- Overage agreements, option agreements and similar
- Licences e.g. for woodlands or environment issues
- New restrictive covenants
- Second and subsequent mortgages or first private mortgages

Litigation or dispute on any aspect of the transaction.

Matrimonial negotiations.

An unusual number of telephone calls and emails.

Duplicate correspondence with any third party.

Additional money laundering issues/obtaining ID from third parties

e.g. where funds are supplied by a third party.

Help to Buy

**Such additional matters will be charged at our current hourly rate.**

## Keeping in touch

We are happy to contact you by phone, email, letter, personal visits.

Experienced secretarial staff will deal with some issues for efficiency and to keep costs down.

## SATURDAYS

**Remember that we are open on  
Saturdays 8.30am to 12.30pm.**

## How to contact us

The Gatehouse  
Dollar Street  
Cirencester  
Gloucestershire  
GL7 2AN

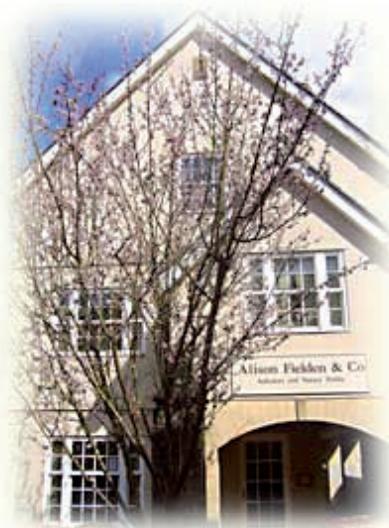
**Tel:** (01285) 653261  
**Fax:** (01285) 885372  
**DX:** 39418 Cirencester  
**www.alisonfielden.co.uk**



**Alison Fielden & Co.**

Solicitors and Notary Public

## Residential Conveyancing Price List 2017/18



The Gatehouse

Dollar Street

Cirencester

Gloucestershire

GL7 2AN

Telephone: **01285 653261**

**www.alisonfielden.co.uk**

## Purchases – estimated costs

|                        |                  |
|------------------------|------------------|
| Up to £250,000         | <b>£750+VAT</b>  |
| £250,000 to £350,000   | <b>£850+VAT</b>  |
| £350,000 to £450,000   | <b>£950+VAT</b>  |
| £450,000 to £600,000   | <b>£1050+VAT</b> |
| £600,000 to £1,000,000 | <b>£1150+VAT</b> |

**PLUS** disbursements as required **on app**  
e.g. TT fees, searches, Stamp Duty land Tax, Land Registry fees

**N.B.** If the property is **Leasehold** our charges will be an additional **£300+VAT**

## Sales – estimated costs

|                          |                  |
|--------------------------|------------------|
| Up to £250,000           | <b>£750+VAT</b>  |
| £250,000 to £350,000     | <b>£845+VAT</b>  |
| £350,000 to £450,000     | <b>£920+VAT</b>  |
| £450,000 to £1,000,000   | <b>£1050+VAT</b> |
| £1,000,000 to £1,500,000 | <b>£1300+VAT</b> |
| £1,500,000 upwards       | <b>£1600+VAT</b> |

**PLUS** disbursements as required **on app**  
e.g. TT fees, Land Registry copies, Land Registry searches

**N.B.** If the property is **Leasehold** our charges will be an additional **£300+VAT**

***Transfer of Equity – estimated costs*** **£450+VAT**

***Re-mortgage - estimated costs*** **£385+VAT**

**PLUS** additional charges for Declaration of Trust, Deed of Postponement, new mortgage (if relevant)

**PLUS** disbursements as required **on app**  
e.g. TT fees, Stamp Duty Land Tax, Land Registry copies, Land Registry searches

Our general hourly rate is **£205+VAT**

## Our fee will include

### *Purchases*

Obtaining instructions from you and liaising initially with other relevant parties.  
Dealing with initial admin including your signed Terms of Business, ID, monies on account.  
Reading contract and supporting documents.  
Reading any mortgage instructions from a commercial lender.  
Applying for searches.  
Raising enquiries and considering replies.  
Drafting your SDLT tax return.  
Reporting to you and advising.  
Co-ordinating exchange of contracts.  
Raising requisitions and drafting transfer.  
Making pre-completion searches.  
Providing completion statement  
Co-ordinating completion.  
Submitting your SDLT tax return with tax payable.  
Applying to Land Registry and dealing with requisitions relating to the registration of your title.  
Reporting to you and concluding file.  
Including a reasonable number of telephone calls, letters and emails to achieve the above objectives.

### *Sales*

Obtaining instructions from you and liaising initially with other relevant parties.  
Dealing with initial admin including your signed Terms of Business, ID and monies on account.  
Obtaining and checking any title deeds and documents.  
Making any initial searches e.g. SIM and Land Charges searches.  
Drafting contract and collating supporting documents and sending to buyers solicitors.  
Passing on any enquiries and advising you on the same and sending replies to buyers solicitors.  
Investigating redemption arrangements for any first mortgage.  
Co-ordinating exchange of contracts.  
Replying to Requisitions and approving Transfer.  
Providing completion statement.  
Co-ordinating completion.  
Redeeming any first mortgage and dealing with the release of any undertaking.  
Reporting to you and concluding file.  
Including a reasonable number of telephone calls, letters and emails to achieve the above objectives.