



**GLOUCESTER CONVEYANCING  
FEES FROM 01 APRIL 2018**

<b>SALE</b>	<b>£</b>	<b>VAT @ 20%</b>
£0.00 - £200,000	625.00	125.00
£200,000 - £350,000	650.00	130.00
£350,000 - £500,000	725.00	145.00
£500,000 - £750,000	825.00	165.00
Additional Leasehold Fee (if appropriate)	125.00	25.00
Bank Transfer fee	40.00	8.00

**Disbursements:**

Office Copy Entries + Filed Plan	6.00 (freehold)	12.00 (leasehold)
Land Registry docs/lease (if required)	3.00 each	

<b>PURCHASE</b>	<b>£</b>	<b>VAT @ 20%</b>
£0.00 - £200,000	625.00	125.00
£200,000 - £350,000	650.00	130.00
£350,000 - £500,000	725.00	145.00
£500,000 - £750,000	825.00	165.00
Additional Leasehold Fee (if appropriate)	125.00	25.00
SDLT form	90.00	18.00
Bank Transfer fee	40.00	8.00

**Disbursements:**

**Local Authority Search Fees**

Cheltenham	£160.00	Gloucester	£145.00	Cotswold	£173.00
Tewkesbury	£132.00	Stroud	£111.80	Forest of Dean	£139.00

Drainage Search (Severn-Trent)	60.60	Bankruptcy Search	£2.00 per name
Environmental Search	51.00	Land Registry OSI	£3.00
Flood Risk Report	24.00	Company Search	£18.00 SIM £4.00

<b>HMLR Registration Fees</b>	<b>Online</b>	<b>Post</b>
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£0 – 80,000	20	40
£80,001 – 100,000	40	80
£100,001 – 200,000	95	190
£200,001 – 500,000	135	270
£500,001 – 1,000,000	270	540
£1,000,001 & over	455	91

### **Handling your matter**

Your matter(s) will be dealt with by John Mellon who has 30 years' experience in conveyancing.

### **Timescale**

Although it is very difficult to put a timescale on a conveyancing transaction below we have shown a typical timeline for a purchase in England, Wales and Northern Ireland. Timescales vary depending on the buyer's and seller's circumstances, as well as any issues that may arise which can of course delay matters:

1. Find a property
2. Put in an offer: Tell the seller what you're willing to pay and any conditions.

### **Offer to exchange: 4 to 12 weeks**

3. Offer accepted: Get a survey to check the property's condition.
4. Exchange of Contracts: Pay your deposit

### **Exchange to completion: Instantly to 4 weeks**

5. Completion: The property's now legally yours.

**Important:** Nobody is legally bound to complete the deal until exchange of contracts.

### **Complaints procedure**

If at any time you should feel dissatisfied about the way in which your matter is being handled, the Company would ask you first to discuss the problem with the member of staff who is dealing with the matter. If such discussion does not resolve the difficulty then you should make an appointment with the firm's Complaints Director, John Mellon and discuss the problem with him.