Costs and Service Information

Residential conveyancing

Prices

Please note that there will be two elements to the prices as set out below:

1. Fees charged by **Kennan Doyle Solicitors**; and
2. Fees payable to **third parties**.

Please ensure that you consider both parts of the price information.

PURCHASE OF A RESIDENTIAL PROPERTY

Legal fees charged by Kennan Doyle Solicitors

The legal fees set out below are charged on the basis of fixed fees.

	PURCHASE - HOUSES			PURCHASE - FLATS		
Property price range	**Legal fee**	**VAT** (charged at 20%)	**Total fee**	**Legal fee**	**VAT** (charged at 20%)	**Total fee**
Up to £250,000.00	£875.00	£175.00	£1050.00	£1,400.00	£280.00	£1,680.00
£250,001.00 - £350,000.00	£925.00	£185.00	£1,110.00	£1,500.00	£300.00	£1,800.00
£350,001.00 - £500,000.00	£1025.00	£205.00	£1,230.00	£1,600.00	£320.00	£1,920.00
£500,001.00 - £600,000.00	£1125.00	£225.00	£1,350.00	£1,700.00	£340.00	£2040.00
£600,001.00 +	*Please contact us for a quote.*			*Please contact us for a quote.*		

Additional fees charged by Kennan Doyle Solicitors

Chargeable service	Fee	VAT (charged at 20%)	Total fee
Stamp Duty Land Tax return fee	£75.00	£15.00	£90.00
Telegraphic transfer fee	£35.00	£7.00	£42.00
Electronic identity check (per person)	£20.00	£4.00	£24.00
Shared ownership of flats – please add the following fee to the fees to the legal fees cited above	Add £250.00	£50.00	£300.00
Acting for the lender	£150.00	£30.00	£180.00
Shared ownership of houses - please add the following fee to the fees to the legal fees cited above	Add £100.00	£20.00	£120.00
Lender's Fee (for mortgage purchases only)	£150.00	£30.00	£180.00
Help to Buy ISA	£50.00	£10.00	£60.00

Fees payable to third parties ('disbursements')

Description of disbursement	Fee	VAT (charged at 20%)	Total
Bankruptcy Search	£6.00 (per person)	N/A	£6.00 (per person)
Pre-Completion Search for registered property	£7.00 (per registered title)	N/A	£3.00 (per registered title)
Land charges search (for unregistered property)	£7.00 (per persons searched against)	N/A	£2.00 (per persons searched against)
Searches *	£165		£185 (outside of merseyside)
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk/ to calculate your fee. **		
Land Registry fee	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		

Leasehold purchases only:			
Notice of Assignment fee to freeholder and/or managing agent ***	This typically ranges from £10.00 - £150.00	£2.00 - £30.00	£12.00 - £180.00
License to Assign fee ***	In the region of £200.00	£40.00	£240.00

* The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

** We will be able to confirm your exact fee once we have specific information about your purchase.

*** These fees vary from property to property and can sometimes be significantly more than the ranges given. We can give you a more accurate figure once we have sight of your specific documents. You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property.

Work included and key stages

The precise work and stages involved in the purchase of a residential property vary according to the circumstances. However, we have set out the key stages involved in a typical purchase transaction:

- Take your instructions and give you initial advice.
- Check finances are in place to fund the purchase and contact the lender's solicitors if needed.
- Receive and advise on contract documents.
- Carry out searches.
- Make any necessary enquiries of seller's solicitor.
- Give you advice on all documents and information received.
- Go through the conditions of mortgage offer with you.
- Check the title of the property and prepare the document to transfer ownership to you.
- Send the final contract to you for signature and ask you to pay the agreed deposit to us so that contracts can be exchanged.
- Agree a completion date (date from which you own the property).
- Exchange contracts and notify you that this has happened.
- Arrange for all monies needed to be received from the lender (if applicable) and you.
- Complete purchase.
- Deal with payment of Stamp Duty Land Tax.
- Deal with application for registration at Land Registry.
- Notify you and your lender (if applicable) of registration once confirmed.

Services excluded

Our service will **not** include any of the following:

- Advice on the value of the property.
- Advice on the suitability of your mortgage or any other financial arrangements.
- A physical inspection of the property.
- Advice on any planning implications unless instructed to do so which may be subject to additional charges.
- Checks on the property to ensure that it has been built in accordance with any planning permissions granted.
- Advice on any search result findings that identify contaminated land, fracking sites, or other environmental issues.
- Advice on tax (other than SDLT) or other accounting matters.

Approximate/ average timescales

How long it will take from instructing your solicitor until you can move into your house will depend on a number of factors. However, the average process takes around 12 - 16 weeks.

It can be quicker or slower depending on the parties in the chain and the efficiency of third parties involved in the purchase such as the seller's solicitors, the solicitors representing other buyers and sellers in the chain, your bank if you are taking out a mortgage, search providers and the relevant local authority to conduct your local search.

Factors that could increase costs

In some circumstances we may increase our fees to account for additional time, work or skill required to meet your instructions. Examples include:

- If your lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property.
- If your lender instructs another conveyancer to act for them.
- If the lender requires anything other than a simple certificate of title (a simple certificate of title is standard with most lenders) in order to send the mortgage funds to our firm.
- If a trust document is required.
- If there is a defect in the property title which requires remedying prior to completion.
- If the transaction requires a new lease to be granted rather than an assignment of an existing lease.

Qualifications and experience of our team

Our residential conveyancing team includes:

Name	Position	Experience
Louise Ellis	Managing Partner Solicitor	Louise has been qualified as a solicitor for over a decade and specialises in Conveyancing along with Wills and Probate, Lasting Powers of Attorney and Court of Protection. Louise is the owner of Kennan Doyle Solicitors Limited and supervises all work undertaken by the firm.
Alice McKenna	Head of Conveyancing	Alice has been a conveyancer for over 40 years and has an excellent reputation in the local area. Specialises in sales, purchases, transfers and remortgages.
Claire Taylor	Trainee Conveyancer	Claire has many years' experience in assisting solicitors in conveyancing transactions.
Kate Atkinson	Licensed Conveyancer	Kate has over 25 years experience and has been qualified since 2009
Yvonne Carney	Conveyancing Assistant	Yvonne has many years experience working in residential conveyancing legal work.
Louise Dineley GCILEx	Conveyancing Executive	Louise is a graduate of the Chartered Institute of Legal Executives and has many years experience working in Conveyancing.
Abigail Taylor	Conveyancing Executive	Abigail has over 20 years experience dealing with residential property work specialising in freehold and leasehold sales, purchases and re-mortgages.
Jill Winder	Conveyancing Assistant	Jill has over 20 years experience working in residential conveyancing.

Regardless of who works on your matter, they will be supervised by Louise Ellis, who is the Managing Partner of the firm.

For further details about our team, please visit our 'Meet the Team' page on our website.