

RESIDENTIAL PROPERTY

Our residential property team has a well-earned reputation for giving high-quality legal advice. The team follow the Gordons values of being hardworking, straightforward, and uncomplicated.

We are focused on giving clients excellent service and going the extra mile to get completions over the line. We attract work through a well-earned reputation for high quality, easy-to-understand legal advice and smart processes, all while ensuring clients get the personal care and attention they need. Our clients deal with a dedicated individual with a direct dial and email, who will guide them through each step, from start to completion.

The team is supported by a large and experienced commercial property team, which is helpful when things get technical. This is something that high-street property lawyers often lack, and it sets us apart from our competitors. Whether you're buying or selling a house, we're here to help!

THE NEW-BUILD HOME OF YOUR DREAMS

We are specialists in new build work. We act for several national and regional housebuilders in connection with their plot sales. Our experience and reputation for delivering excellent service and a quick turnaround have led to our team being recommended by several national and regional housebuilders to act for their buyers.

OUR TEAM

Our residential property experts have extensive experience and several specialist property qualifications. They are supervised by our managing partner, Victoria Davey.



CLARE FREEAR
DEPARTMENT MANAGER

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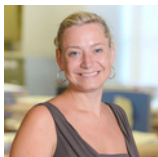
Clare deals with all aspects of residential conveyancing and a wide range of property matters including acquisitions, disposals and lettings of commercial property, landlord and tenant work and property finance work.



JAY HALL
SENIOR TECHNICAL CONVEYANCER

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✉ jay.hall@gordonsllp.com

Jay has extensive conveyancing experience including dealing with all aspects of freehold, leasehold, shared ownership and new build transactions together with lease extensions, deeds of variations, deeds of easement, reconstitution of lost deeds, deeds of supplemental / substituted securities and title rectification.



JUSTENE BAKER
LEGAL EXECUTIVE

☎ 0333 987 5553
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Justene is a Fellow of the Institute of Legal Executives, experienced in dealing with a range of property related transactions and providing clients' with the required legal advice.



INGRID MUNYANEZA
CHARTERED LEGAL EXECUTIVE

☎ 0333 987 5541
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Ingrid is a Chartered Legal Executive and has several years conveyancing experience. Ingrid deals with most property related transactions which include dealing with freeholds, new build and plot sale work, acting for both builders and purchasers, transfer of equities and remortgage transactions.

RESIDENTIAL PROPERTY

TRANSPARENCY ON PRICING

OUR LEGAL FEES

All our standard residential conveyancing fees are calculated on the sale/purchase/re-mortgage value. Our fees are fixed legal fees, which include preparing and submitting the SDLT returns, electronic client ID verification, and dealing with mortgage lenders' requirements, where we also act for the lender. We will agree the fee with you in writing at the point of instruction. We may need to increase our fee if you ask us to do other work or if the sale/purchase becomes more complex and time-consuming than expected at the start of the job. If this is the case, we will let you know.

FEE SCHEDULE

PURCHASE					SALE			
From	To	Freehold fee	Leasehold fee	New build	From	To	Freehold fee	Leasehold fee
£0	£99,999.99	£895.00	£995.00	£1,145.00	£0	£99,999.99	£830.00	£870.00
£100,000.00	£199,999.99	£925.00	£1,075.00	£1,175.00	£100,000.00	£199,999.99	£880.00	£920.00
£200,000.00	£299,999.99	£995.00	£1,145.00	£1,245.00	£200,000.00	£299,999.99	£895.00	£935.00
£300,000.00	£399,999.99	£1095.00	£1,245.00	£1,345.00	£300,000.00	£399,999.99	£995.00	£1035.00
£400,000.00	£499,999.99	£1270.00	£1,420.00	£1,520.00	£400,000.00	£499,999.99	£1150.00	£1220.00
£500,000.00	£749,999.99	£1420.00	£1,570.00	£1,670.00	£500,000.00	£749,999.99	£1275.00	£1,360.00
£750,000.00	£999,999.99	£1585.00	£1,755.00	£1,835.00	£750,000.00	£999,999.99	£1375.00	£1,460.00
Over £1,000,000		0.20%	0.25%	0.25%	Over £1,000,000	£1,999,999.99	0.15%	0.175%

If any of the following are required, an additional cost as set out below will be charged:

Arranging Indemnity Insurance	£30 + VAT
Gifted deposit fee	£75 + VAT
Help to Buy/Lifetime ISA	£50 + VAT
Registration Of Charge at Companies House	£100 + VAT

EXCLUSIONS

We will not be giving you tax, planning, or financial advice.

DISBURSEMENTS

A disbursement is a payment we must make to a third party in relation to your sale or purchase. Not all disbursements apply to all transactions; some depend on several factors, including the location and any lender's requirements. Examples of possible disbursements and their cost are as follows:

Electronic Transfer Fee	£35 + VAT	Land Registry Searches	£3.00 + VAT
*Stamp Duty Land Tax	TBC	Bankruptcy Search	£2.00 + VAT per person
Land Registry Registration Fee	£20 - £1,105 depending on value	Office Copies (if registered title)	£6.00 + VAT (approx.)
Local Authority/Drainage & Water/Mining/Searches	£300 + VAT (approx.)	Registration Of Charge at Companies House	£15.00

*The amount of Stamp Duty Land Tax (SDLT) will be subject to calculation by the HMRC. SDLT will be at the HMRC's higher rate if you are buying a second home or buy-to-let property.

RESIDENTIAL PROPERTY

A QUICK GUIDE TO SELLING A HOUSE

Here's a quick step-by-step guide to what to expect, although things can change along the way. Timings must be agreed with the seller and can vary, depending on all legal work being completed and if your purchase is part of a chain of other transactions.

Initial documents sent to you to complete and return to us, along with ID documents.

* Please return these ASAP along with evidence of your source of funds. You also need to arrange your mortgage and survey*

1.

We will then request the search results from the Local Authority and water company.

Please send us the money we tell you we need for your search fees -we will text you our bank details

2.

The seller's solicitor sends us a draft Contract, which we will negotiate for you. We will send you a copy of the plan for the property so you can check the boundaries, and also a fixtures and fittings form and property information form to review which have been completed by the seller. We will ask the seller to give us relevant information about the property.

3.

We will check the seller's solicitor's replies to our queries and let them have any additional enquiries we need to send them after we've checked the search results.

4.

By this time we should have your mortgage offer and we will report to you on this. Any discrepancies will be reported to your lender, along with any information needed to comply with any mortgage conditions.

5.

Once all our enquiries are concluded, we will send you our final report about the property, search results, mortgage, and details of the funds needed from you to complete the purchase.

You need to sign and return documents to us and send us with your deposit money - usually 10% of the purchase price

6.

You should inspect the property to make sure you are happy with it and let us know if not. We don't inspect the property for you!

7.

8.

A completion date is agreed with the seller, and EXCHANGE OF CONTRACTS takes place. You can't back out now without penalty.

You are now committed to buying the property. Buildings insurance should be in place

Before completion we will request any final money needed from you and request your mortgage funds from your lender.

You may want to arrange a removal van for completion

9.

We send the purchase monies to the Seller's solicitor. Once they've received the money it's...

COMPLETION!

Congratulations you now own the property and you can collect your keys.

Remember to tell the utilities providers and local council

10.

RESIDENTIAL PROPERTY

A QUICK GUIDE TO BUYING A HOUSE

Here's a quick step-by-step guide to what to expect, although things can change along the way. Timings must be agreed with the buyer and can vary, depending on all legal work being completed and if your sale is part of a chain of other transactions.

