

# Davies & Partners

SOLICITORS



# Introduction

First and foremost, our residential team is here to help and guide you through what many consider to be one of the most stressful times of your life. Our aim is to make your transaction as smooth, easy and stress free as possible.

We have been established for more than 30 years and are dedicated in providing you with a friendly, professional and highly effective service. We will keep you up to date on every aspect in clear, jargon free language so you know exactly how your transaction is progressing.

We strongly believe that you should have the opportunity to consider all aspects of your transaction in the comfort of your own surroundings in your own time. There is no requirement for you to ever come to our office in person, unless of course you prefer to do so and in which case you are always welcome.

We offer an optional App based service which can simply be downloaded, free of charge, from Apple/Play Store. The App provides notifications whenever a key stage in the legal process has been reached so you can always see where you are in the process and what is outstanding. The App has proven to streamline transactions as it provides a simpler, quicker, easier and more efficient journey for our clients. All documentation will be sent to you via the App, which in turn means no delays waiting for the postman and no trips to the Post Office for you. The App also helps us and our clients to reduce our carbon footprint. It is important to mention that if you choose to use the App you will of course still be able to speak or meet directly with us if you require.

Choosing which solicitor or lawyer to act for you can be confusing. It is wise to mention that, as with most things in life, the cheapest is very rarely the best. We have carried out market research to ensure we are competitive whilst being able to provide the service you would expect.



## Contact:

**Kerry Raymond**

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01454-619619

## Our Offices:

250 Aztec West  
Park Avenue  
Almondsbury  
Bristol, BS32 4TR

Rowan House  
Barnett Way  
Barnwood  
Gloucester, GL4 3RT

Latham House  
33-34 Paradise Street  
Birmingham, B1 2AJ

The Office  
Coombe Farm  
Beaford  
Winkleigh EX19 8LJ

57 Queen Anne Street  
West End  
London, W1G 9JR

# OUR FEES



Legal Fees	Net	VAT	Total
Up to £200,000	£850.00	£170.00	£1,020.00
£200,001 - £250,000	£920.00	£184.00	£1,104.00
£250,001 - £350,000	£1,020.00	£204.00	£1,224.00
£350,001 - £500,000	£1,250.00	£250.00	£1,500.00

Staircasing	Net	VAT	Total
Fixed fee	£400.00	£80.00	£480.00
Mortgage Fee	£100.00	£20.00	£120.00

Additional Charges			
Bank Transfer fee	£40.00	£8.00	£48.00
Verification of ID and Funds (per person)	£12.00	£2.40	£14.40
Search Fees (estimate)	up to £500	-	up to £500
App Onboarding Fee	£37.50	£7.50	£45.00
Bankruptcy Search (per person)	£2.90	-	£2.90
Land Registry Search	£3.90	-	£3.90

Stamp Duty Land Tax (based on value of property)	
Up to £250,000	0%
Between £250,001 - £925,000	5%
Between £925,001 and £1.5 million	10%
Over £1.5 million	12%

Land Registry Fees	
Up to £80,000	£20
Between £80,001 - £100,000	£40
Between £100,001 and £200,000	£100
Between £200,001 and £500,000	£150

Potential Additional Charges			
Help to Buy ISA/LISA	£50.00	£10.00	£60.00
Gifted Deposit	£100.00	£20.00	£120.00
Shared Ownership	£250.00	£50.00	£300.00
Final Staircasing	£200.00	£40.00	£240.00
Standard Lease rectification	£250.00	£50.00	£300.00

Whilst we do not charge additional charges for circumstances which occur in every transaction (e.g. dealing with your mortgage lender or contribution towards Professional Indemnity Insurance premium), there are circumstances where additional time is genuinely expended which does not apply in every case. The following list is not exhaustive of circumstances where additional time is expended, but are examples of potential additional legal fees which may apply:

During the course of the transaction, unavoidable, additional costs may be incurred which will be payable by you. We will advise you of any such costs.

This quote is subject to any Government changes