



SHEPHERD+ WEDDERBURN

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SHEPHERD AND WEDDERBURN

# Residential Property Services - Scotland

## Information about costs

Our experienced team advises on a broad range of residential conveyancing matters, including, buying, selling and transferring property, voluntary registrations of properties on the Land Register and complex title queries.

We work with clients to provide a bespoke service based upon their needs. We aim to provide clear and transparent pricing to help clients assess their options.

We act for a range of clients including, international clients looking to purchase in Scotland as an investment or as a home to live in upon their relocation to the United Kingdom. As our Residential Property team is part of our wider [Private Wealth and Tax team](#), we are able to draw on specialist expertise and provide trust and tax advice if required.



## Our Team

Our Residential Property team is part of our [Private Wealth and Tax team](#), which is led by [Malcolm Rust](#). Our Residential Property team is led by [Phil Harris](#), assisted by Kristina Jones and Kirstin Wilson.

At the beginning of an instruction we shall provide you with a “letter of engagement and terms of business” setting out the basis upon which we shall charge for a particular matter and ancillary matters relating to how the work will be conducted and who is involved.

Where our fees are based on the time spent on a residential conveyancing matter, we will provide you with details of the applicable hourly rates. While our hourly rates will vary depending on various pricing factors, these typically range from £175 per hour up to £595 per hour (depending on the experience and location of the relevant fee earner, the complexity of the matter in question and other pricing factors). All hourly rates are stated exclusive of VAT (charged at 20%) and disbursements. In certain cases, including where matters are particularly complex or high value we may adjust rates to take account of the work involved. You will be notified of all such rates in writing.

## Title queries or voluntary registration work

For title queries or voluntary registration work we will provide you with a fee estimate once we have a better understanding of the scope of work you require. All such fees are based upon the time spent on the individual matter.

## Purchase of residential property

Usually our fees are based on the time spent on the individual matter. Our typical fees for purchases of residential property are set out below. The below estimates assume that title to the property is already registered at the Land Register.

Purchase Price	Estimated Fee (exclusive of VAT)
£0 - £250,000	£2,500
£250,001 - £500,000	£3,000
£500,001 - £700,000	£3,500
£700,001 - £1,000,000	£4,500
£1,000,001 - £2,000,000	£6,000
£2,000,001 - £3,000,000	£8,000
£3,000,001 - £5,000,000	£10,000

VAT is charged at 20%.

The precise stages involved in the purchase of a residential property vary according to the circumstances. Typically, the above estimated fees cover:

- Receiving your instructions.
- Preparing and submitting a single formal offer to purchase.
- Negotiating and concluding missives with the seller's solicitor.
- Receiving and reviewing the title deeds and property searches.
- Raising due diligence queries with the seller's solicitor.
- Preparing a draft Disposition and negotiating the terms of the draft Disposition with the seller's solicitor.
- Preparing a Land and Buildings Transaction Tax Return.
- Reviewing the final property searches.
- Effecting completion of the purchase.
- Finalising and submitting the Land and Buildings Transaction Tax Return.
- Arranging registration of your title to the property at the Land Register.

Your matter may require additional work (for example, if your purchase is particularly complex) that is not included. In those circumstances, we will advise you of any additional fees or costs.

Our estimated fees do not include any advice in relation to any planning matters relevant to neighbouring properties.

In addition to our fee, registration dues and Land and Buildings Transaction Tax (LBTT) are payable based upon the purchase price of the property. Additional Dwelling Supplement may also be payable depending on individual circumstances and we can advise on this. Please use the following links to access the current [registration dues](#) and [LBTT calculator](#) from the Scottish Government.

## Sale of a residential property

Usually our fees are based on the time spent on the individual matter. Our typical fees for sales of residential property are set out below. The below estimates assume that title to the property is already registered at the Land Register.

Sale Price	Estimated Fee (exclusive of VAT)
£0 - £250,000	£2,500
£250,001 - £500,000	£3,000
£500,001 - £700,000	£3,500
£700,001 - £1,000,000	£4,500
£1,000,001 - £2,000,000	£6,000
£2,000,001 - £3,000,000	£8,000
£3,000,001 - £5,000,000	£10,000

VAT is charged at 20%.

The precise stages involved in the sale of a residential property vary according to the circumstances. Typically, our estimated fees cover:

- Noting receipt of a single acceptable offer.
- Taking your instructions, negotiating and concluding missives with the purchaser's solicitor.
- Preparing a title pack and exhibiting the same to the purchaser's solicitor.
- Obtaining property searches and providing the same to the purchaser's solicitor.
- Dealing with any due diligence enquiries raised by the purchaser's solicitor.
- Preparing and lodging an Advance Notice.
- Negotiating the terms of a Disposition with the purchaser's solicitor.
- Obtaining the final property searches.
- Effecting completion of the sale.

Your matter may require additional work (for example, if your sale is particularly complex) that is not included. In those circumstances, we will advise you of any additional fees or costs.

We do not provide (and our estimated fees do not include) estate agency services. Where a third party estate agent has been instructed to market the property for sale, the agent may prepare a Home Report, which includes a property valuation. We will not be responsible for checking the terms of the Home Report or the valuation.

In addition, you will be required to pay disbursements or outlays. Outlays are costs related to your matter that are payable to third parties, such as Registers of Scotland and property search companies. Typical outlays include:

- Property search fees: £120
- Registers of Scotland – fee for registering Discharge: £80
- Advance notice registration fee for Discharge: £10
- Electronic money transfer fee: £30