

TERMS AND CONDITIONS

Stamp Duty Changes Promotion: "If we don't make the day, you don't pay"

This offer relates to the UK Stamp Duty Land Tax (SDLT) thresholds reverting to previous levels, which will be effective from 1st April 2025.

Eligibility

- This offer is only applicable to individuals i.e. where you have instructed us for purposes outside your trade, business, craft or profession.
- Dutton Gregory must have accepted, in writing, instructions to act on a purchase of residential property by no later than 5pm on 21st March 2025, subject to Dutton Gregory's confirmation that the instruction has been accepted on the basis that it qualifies for this promotion.
- This offer is only applicable to property purchases which are affected by the SDLT changes.
- This offer is limited to one property purchase per client. If a client has instructed Dutton Gregory on two or more purchases, this offer will apply to the purchase of the property with the lowest value.

The offer

- Dutton Gregory will not charge conveyancing legal fees for purchases which do not complete on or before the Holiday deadline where the failure to complete is as a direct result of Dutton Gregory's act or omission or something within Dutton Gregory's control.
- Should a client have already paid, or part paid, their conveyancing legal fees, a refund will be offered.
- For the avoidance of doubt, conveyancing legal fees does not include the following fees and charges:
 1. ID Check
 2. SDLT Admin Fee
 3. Conveyancing Searches
 4. Obtaining Official Copy of Title Deeds
 5. Same-Day Bank Transfer Fee (CHAPS)
 6. Land Registry and Bankruptcy Searches
 7. Chancel Indemnity
 8. Land Registry Fee (dependent on purchase price. Find out more at www.gov.uk/guidance/hm-land-registry-registration-services-fees)
 9. Digital signing of documents

These must be paid in accordance with Dutton Gregory's usual conveyancing terms. For more information about Dutton Gregory's conveyancing pricing, visit <https://www.duttongregory.co.uk/site/personal/residential-property/residential-pricing/>.

Exceptions

The following are examples of situations where the failure to complete would not result in conveyancing legal fees not being charged:

- Issues related to the property chain which have not been directly caused by action or inaction of Dutton Gregory.
- Dutton Gregory's client not having their finances in place in time to meet the deadline.
- Dutton Gregory's client not returning information and paperwork expeditiously, for example proof of funds and source of wealth.
- Searches not coming back, where the client's chosen mortgage lender is only accepting searches rather than insurance.

These are examples only. Dutton Gregory will inform clients if the offer does not apply and will explain the reasons. Dutton Gregory's decision as to whether the offer applies is final and binding.

Effect on transaction

Dutton Gregory's instructions are otherwise unaffected, and we will continue to act after the deadline until the purchase has been completed.

Contact us

To speak with Dutton Gregory to discuss this offer and how it may impact your property purchase, please contact our New Business Team on 02380215225 or resquotes@duttongregory.co.uk