



BLANDY & BLANDY
solicitors

Your family

Your home

Your wealth

Your employment

Your land & property

Your business

**Choosing a
Conveyancer
Guide**

Representing you in
life & business



"Our client has asked us to always recommend Blandy & Blandy and likewise she will be doing the same."

Leading estate agent

"I would not hesitate to recommend Blandy & Blandy to anyone looking for a conveyancing solicitor."

Client



A trusted reputation

With offices in Reading, Henley-on-Thames, Wokingham and London (by appointment), Blandy & Blandy is recognised as one of the leading law firms in the Thames Valley.

We advise clients on all aspects of their personal, family and business lives.

Listening carefully to your needs and aims, we are committed to providing you with clear, practical and effective legal advice, a responsive and highly personal service and, crucially, value for money.

We are consistently recognised as a top tier firm of solicitors in the UK's leading guides to law firms, Chambers UK Guide, Chambers High Net Worth (HNW) Guide and The Legal 500, and our successful approach is further reflected in a series of rankings, nominations and awards.

We are accredited by the Law Society's Conveyancing Quality Scheme (CQS) and have also held the Law Society's Lexcel quality mark since 2003. Of the 11,000 legal practices in England and Wales fewer than 20% have achieved this "gold standard" for practice management, compliance and client care.

Our Residential Property team is one of the most established and experienced in the region. Our successful and often long-lasting relationships are borne out in the excellent feedback we continue to receive from our clients, estate agents and other professional advisers.



"By far the best conveyancing service we have ever received."

Client

"Blandy & Blandy are not like other firms of solicitors; they take time to understand your needs and put the customer at the forefront of their mind. Excellent communication and service and I would highly recommend them above any other solicitors."

Client

How much should I pay for conveyancing?

The costs involved are obviously an important factor to take into consideration when deciding who to entrust with your move. However, it is also crucial to properly review any quotes you receive and to understand what you will be getting for your money. The saying "you get what you pay for" has never been truer than in the case of conveyancing.

A solicitor or conveyancer is there to ensure that, as a seller and/or buyer, you and the other parties involved meet all of the required legal obligations and that your rights and interests are protected. Failing to identify any issues or risks may leave you exposed, financially and otherwise, immediately or in the future.

TRANSPARENCY

At first glance some conveyancing quotes may appear cheaper than they actually are, with hidden or additional charges added at a later date.

Be comfortable that you are comparing like for like when making a final decision, and that any quote includes a comprehensive breakdown of both charges (the amount charged by the solicitor or conveyancer for their services) and disbursements (costs paid on your behalf, including property search charges, registry charges and Stamp Duty (SDLT)).

When contacting our Residential Property team, you will receive a clear and detailed quote, allowing you to review and understand our fees and any associated costs. We are of course happy and on-hand to discuss the quote provided and the conveyancing process that follows if helpful.

Based on over 600 reviews received from clients, 98% felt that our firm provided value for money.



"Blandy & Blandy will provide you with an excellent service – we have worked successfully with them for many years."
Leading estate agent

"We could not have wished for better conveyancing solicitors."
Client

How much Stamp Duty will I be required pay?

Stamp Duty Land Tax (SDLT), commonly referred to as "Stamp Duty", is a tax payable when purchasing a property in England and Northern Ireland. Alternative arrangements apply in Scotland and Wales.

WHEN IS STAMP DUTY PAYABLE?

SDLT is payable as a lump sum upon the completion of a property purchase and the amount due may depend on several factors, including whether you are a UK resident, purchasing as an individual or a company, a first-time buyer and whether you are purchasing an additional property that is not your main residence.

RECENT CHANGES TO STAMP DUTY RATES

SDLT rates have recently changed as of 1 April 2025, when temporary reliefs that were introduced in September 2022 to support the housing market were withdrawn.

FOR NON FIRST-TIME BUYERS

Proportion of property's total value	Current SDLT rate
Up to £125,000	0%
£125,001 to £250,000	2%
£250,001 to £925,000	5%
£925,001 to £1.5 million	10%
Over £1.5 million	12%

* Based on the purchase of a residential property as a main residence by a UK resident non first-time buyer where this will become the only property owned on the day of completion. The rules are more complex if another property will also be owned anywhere in the world and a 5% surcharge is then likely to apply. Please ask our Residential Property team for advice in such circumstances.

FOR FIRST-TIME BUYERS

The nil rate band for first-time buyers (the threshold at which SDLT becomes payable) is £300,000.

SDLT RATES FOR FIRST-TIME BUYERS**

Proportion of property's total value	SDLT rate
Up to £300,000	0%
£300,001 to £500,000	5%

** Based on the purchase of a residential property as a main residence by a UK resident first-time buyer.

STAMP DUTY CALCULATOR

To calculate the SDLT payable on your property purchase, please visit www.tax.service.gov.uk/calculate-stamp-duty-land-tax/

"Blandy & Blandy provided us with conveyancing services and were first-class."
Client

"They truly made the entire legal process feel seamless and stress-free."
Client

Why choose us?

LAW SOCIETY ACCREDITED AND AWARD-WINNING

Blandy & Blandy has, for many years, been accredited by the Law Society's Conveyancing Quality Scheme (CQS), the recognised quality standard for residential conveyancing practices, re-awarded annually.

Blandy & Blandy has been named as a finalist in the "Property Law Firm of the Year" category at the Thames Valley Property Awards four times, winning in 2017. We were also named "Property Law Firm of the Year" at the 2023 Insider South East Property Awards, "Best Law Firm" at the 2023 Royal Berkshire Property Awards and shortlisted again in 2024 for the same award. Further, we have previously been highly commended at the ESTAS awards, held in London.

CLEAR, PRACTICAL AND TRUSTED LEGAL ADVICE

Our team will provide timely updates and advice that is clear, concise and easy to understand. From the outset you will enjoy direct contact with the dedicated member of our team dealing with your file on a day-to-day basis and they will keep you informed or answer questions you may have at every stage.

You can be confident that you will receive a highly personal service and that your matter will be handled in a professional, thorough and prompt manner – not always the case when selecting a lower cost alternative.

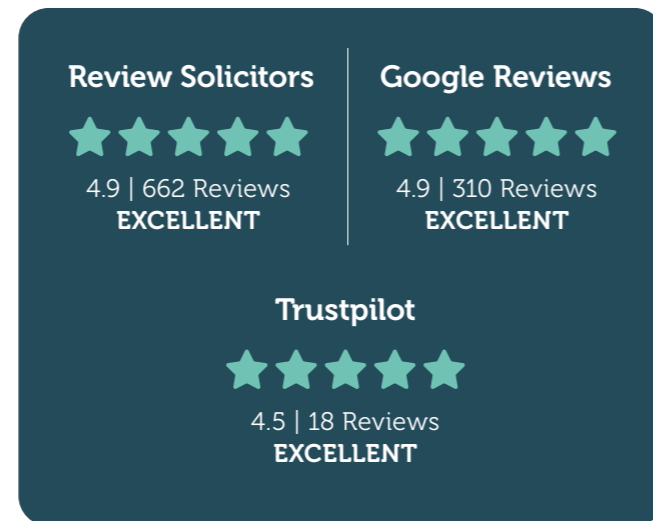
For example, when instructing some conveyancing providers, you may not have regular and direct access to the person overseeing things. And often, they may not be an experienced conveyancer or solicitor but instead working in a team that is simply supervised by someone who is.

You can also visit our offices and speak with us face to face if and when needed or helpful to do so.

Colleagues with specialist expertise in other areas, including planning law, property disputes, family law, wills and estate planning and probate and estate administration, are on-hand if required.

OUTSTANDING CLIENT CARE

As a firm, we actively seek and carefully listen to our clients' feedback. This helps us continuously improve the legal services and client experience that underpin our leading reputation. All clients are invited to share their experiences directly or through platforms such as Google Reviews, Review Solicitors, and Trustpilot.



Our people

First impressions can never be repeated. It is important that you are able to speak to an experienced solicitor or conveyancer when obtaining a quote and that this is accurate, easy to understand and received promptly. How well things are handled at this early stage is likely to reflect the level of service and the overall experience that you can expect throughout your move and this may help you to decide whether you feel that you would be in safe hands.



Manisha Bhula
Partner
manisha.bhula@blandy.co.uk
0118 951 6814



Luke McMath
Partner
luke.mcmath@blandy.co.uk
01491 528 020



Alexa McQueen-Turner
Partner
alexa.mcqueen-turner@blandy.co.uk
01491 528 023



Denise Stradling
Partner
denise.stradling@blandy.co.uk
01491 528 024



Pam Kamel
Associate
pam.kamel@blandy.co.uk
0118 951 6806



Angela Badcock
Senior Solicitor
angela.badcock@blandy.co.uk
0118 951 6902



Natasha Hood
Solicitor
natasha.hood@blandy.co.uk
0118 951 6873



Karen Pratt
Senior Conveyancer
karen.pratt@blandy.co.uk
0118 951 6819

"I would not hesitate to recommend Blandy & Blandy to anyone looking for a conveyancing solicitor."

Client

DID YOU KNOW?
Buying or selling property is an excellent reason to consider writing or reviewing your Will. You may also be interested in preparing Lasting Powers of Attorney (LPAs). Please simply let a member of our team know if you would like further information.



"They went above and beyond. We had a really great moving experience, and that was hugely down to having chosen Blandy & Blandy."

Client

Reading

Blandy & Blandly LLP
One Friar Street
Reading
RG1 1DA
0118 951 6800

Henley-on-Thames

Blandy & Blandly LLP
24 Thameside
Henley-on-Thames
RG9 2LJ
01491 572 323

Wokingham

Blandy & Blandly LLP
5 Market Place
Wokingham
RG40 1AL
0118 951 6888

London

Blandy & Blandly LLP
The Clubhouse,
Holborn
20 St Andrew Street
Holborn Circus
London
EC4A 3AG
020 3031 6605

www.blandy.co.uk



Blandy & Blandly LLP



Blandy & Blandly LLP



Our offices are wheelchair accessible. Please see www.blandy.co.uk/contact for further information on visiting our offices and accessibility. If you have any requirements, please do let us know when making an appointment.



All of our materials are primarily designed for digital use but if we do print small quantities, we are committed to doing so sustainably and everything we produce is easily recyclable.

Blandy & Blandly LLP is a firm of solicitors authorised and regulated by the Solicitors Regulation Authority (ID 520336). References to a 'partner' are to a member of Blandy & Blandly LLP or to a non-member employee with equivalent qualifications and standing. A list of members may be inspected at our Registered Office at One Friar Street, Reading, RG1 1DA. Blandy & Blandly LLP is a limited liability partnership incorporated in England and Wales with registered number OC348096. We will always treat your personal details with the utmost care and in line with our Privacy Policy, available online or upon request. Content is correct at the time of production. Please see our website for further information.