



BLANDY & BLANDY
solicitors

Choosing a
Conveyancer



Representing you in
life & business

Trusted legal
advice since
1733

"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 and Wokingham, Blandy & Blandy is recognised as one of the Thames Valley's leading law firms.

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 and The Legal 500, and our successful approach is further reflected through a series of rankings, awards and nominations.

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 10% have achieved this 'gold standard' for practice management, compliance and client care.



Google Reviews

"We used Blandy & Blandy for conveyancing, and the entire experience was stress-free. Good, clear communication and everything explained to us when needed."

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

In Blandy & Blandy's annual feedback survey, 98% of clients said that they would recommend our firm to others and 100% rated their experience as 'good' or 'excellent'.

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

Client

How much should I pay for conveyancing?

The costs involved are obviously a factor to take into consideration when deciding who to use. However, it is important to consider what you get for your money – the saying “you get what you pay for” has never been truer than in the case of conveyancing.

A conveyancer or solicitor is there to ensure that, as a seller or buyer, you and the other parties meet all of the required legal obligations and your rights and interests are protected during this transaction. 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 fees 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 fees (the amount charged by the conveyancer or solicitor for their services) and disbursements (costs paid on your behalf, including property search fees, registry fees 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 will of course be happy to discuss and explain the quote provided and the conveyancing process that follows if needed.

In Blandy & Blandy annual client feedback survey, 96% rated us as “good” or “excellent” based on value for money.



“We could not have wished for better conveyancing solicitors.”

Client

How much Stamp Duty will I be required pay?

In the 2022 autumn statement the Government said that it will “sunset” the Stamp Duty Land Tax (SDLT) rates introduced by the former Chancellor from 31 March 2025.

As such, current SDLT rates are expected to remain as they are until 30 March 2025.

However, a lot can change in two and a half years so do not rule out further changes in the future. However, the situation provides a degree of certainty in the medium term and offers good news to anyone considering purchasing a property in the near future, particularly first-time buyers.

If the changes proposed for 2025 do proceed as planned, the market and everyone involved will also have plenty of time to prepare, unlike with other measures announced more suddenly in the past few years.

CURRENT STAMP DUTY LAND TAX (SDLT) RATES

SDLT rates are normally charged on a ‘sliced’ basis, meaning that the rate increases for higher value properties as follows and that multiple rates may be applicable for different proportions of a property’s value. The SDLT rates and calculations below apply until 30 March 2025, subject to any changes meanwhile.

Property or lease premium	SDLT rate or transfer value
Up to £250,000	Zero
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

The examples below indicate how much SDLT you will be required to pay, based upon a property’s purchase price.

Property Purchase Price (£)	SDLT charge for standard home mover (£)	SDLT charge for first-time buyer (£)
200,000	0	0
400,000	7,500	0
600,000	17,500	8,750
800,000	27,500	£27,500
1,000,000	£41,250	£41,250
2,000,000	£151,250	£151,250

“Blandy & Blandy is one of the best firms in the area. They will provide you with an excellent service and we have worked successfully with them for many years.”

Leading estate agent

Why choose us?

LAW SOCIETY ACCREDITED AND AWARD-WINNING

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

In the past six years Blandy & Blandy has been named as a finalist in the 'Property Law Firm of the Year' category at the Thames Valley Property Awards three times (2017, 2018 and 2023), winning in 2017. Recently, we were also named 'Property Law Firm of the Year' at the 2023 Insider South East Property Awards and shortlisted in the 'Best Law Firm' category at the 2023 Royal Berkshire Property Awards.

CLEAR, PRACTICAL AND TRUSTED LEGAL ADVICE

Our team will provide timely updates and advice in plain English that is clear, concise and easily understandable. 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 experience 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 many large 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.

In Blandy & Blandy's annual client feedback survey, 99% rated us as "good" or "excellent" for communication, whilst 98% of clients said that they felt able to make informed decisions.

WHAT OUR CLIENTS SAY

A reputation you can trust. We have been widely praised in our annual satisfaction survey, to which over 400 clients kindly responded.

Please also explore what our clients have said about working with us through review sites including **Google Reviews**, **Review Solicitors** and **Trustpilot**.



99%	Overall service
99%	Communication
98%	Would recommend us
100%	Approachability
96%	Appropriately priced
98%	Able to make informed decisions
99%	Responsiveness



Google Reviews

"Acted swiftly throughout a complex transaction and supported me greatly along the way. I'd highly recommend the firm to others."



Google Reviews

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

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.

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

Client

"The best conveyancing solicitors we have ever come across"
Client

"A professional conveyancing service can save you time, money and problems in the future"
Client

"Blandy & Blandy are one of the best firms of conveyancing solicitors in the area"
Leading estate agent

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All of our offices are wheelchair accessible and a portable hearing loop system is available for clients. If you have any other needs, please do let us know when making an appointment.

We have taken steps to ensure that our offices are COVID-secure and the wellbeing of our clients, contacts and colleagues is our first priority at all times.



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.

www.blandy.co.uk

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