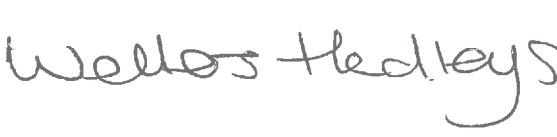


Llangoedmor Community Council
 Dworek
 Sarnau
 Llandysul
 SA44 6PX

Our Ref: 48805.001/MB/JL
 Date: 31 August, 2022
 Email: Mariam.Baraki@wellerslawgroup.com
 Direct Dial: 01372750109

VAT Reg, No: 205 7129 85

Invoice Number: 814519	Costs	Disbs	VAT %	VAT
Llangoedmor Community Council - Advice on Land Ownership Our professional charges in relation to the above matter. 	1,350.00		20%	270.00
Subtotal Our invoice is payable on issue, therefore our invoice is now due for payment. Payment can be made by direct bank transfer to: Wellers Law Group LLP, Sort Code: 20-37-75, Account Number: 00261068 Please note that we also accept card payments online at www.wellerslawgroup.com	1,350.00	0.00		270.00
Less Paid on Account	0.00			
Total Due	1,620.00			

REGISTERED OFFICE	Tenison House, Tweedy Road, Bromley, Kent, BR1 3NF	T +44 (0)20 8464 4242	Wellers Hedleys and Wellers Reece-Jones are trading names of Wellers Law Group LLP, a limited liability partnership registered in England and Wales, registered number OC350170, authorised and regulated by the Solicitors Regulation Authority, registered number 525515. A list of LLP members can be requested from our Bromley Office.
LONDON OFFICE	65 Leadenhall Street, London, EC3A 2AD	T +44 (0)20 7481 2422	
BUTLER HOUSE	Guildford Road, Great Bookham, Surrey, KT23 4HB	T +44 (0)1483 284 567	
EAST HORSLEY	6 Bishopsmead Parade, East Horsley, Surrey, KT24 6SR	T +44 (0)1483 284 567	
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SEVENOAKS OFFICE	50-52 London Road, Sevenoaks, Kent, TN13 1AS	T +44 (0)1732 457 575	
CHISLEHURST OFFICE	1a Bromley Lane, Chislehurst, Kent, BR7 6LH	T +44 (0)20 8295 1989	

Your attention is drawn to the important information on the back of the invoice

NOTICE UNDER THE SOLICITORS ACT 1974

1. If you are not happy with your bill you have the right to ask us for a bill containing detailed items (a "detailed bill"). This will set out our charges in detail. If you ask for a detailed bill the bill overleaf will no longer apply. The amount of the detailed bill becomes the amount payable by you, even if that is higher than the amount of the bill overleaf. The detailed bill include costs and expenses involved in its preparation
2. If you want a detailed bill, you must ask us within three months of receipt of this bill or (if earlier) before you are served with any claim form or other originating process for the recovery of costs included in this bill
3. Your rights are set out more fully in section 64 of the Solicitors Act 1974.

Assessment

1. In addition to the rights set out above , you may be entitled to have our charges reviewed by the court. The procedure is set out in sections 70, 71 and 72 of the Solicitors Act 1974. This applies to all matters, whether or not they have involved court proceedings
2. If the bill is approved by the court, or the court reduces the bill by less than 20%, the court will usually order you pay the costs of the assessment