



CONVEYANCING FEES

Sale and Purchase

Up to £200,000.00	£	780.00 inc VAT
Up to £300,000.00	£	900.00 inc VAT
Up to £400,000.00	£	1020.00 inc VAT
Up to £500,000.00	£	1080.00 inc VAT
Up to £750,000.00	£	1,200.00 inc VAT
Up to £1,000,000.00	£	1,200.00 inc VAT
Over £1,000,000.00		0.125% plus VAT

For Leasehold Sales and Purchases where there is a requirement to deal with a Landlord and/or Management Company, and also for Freehold matters where there is a Management Company, we add a further £150.00 plus VAT for each such Company that we are required to deal with.

Re-mortgages and Transfers of Equity

£ 540.00 inc VAT

For Transfers of Equity with Mortgages

£ 660.00 plus VAT

Disbursements

In all matters, there will be a requirement for other fees and disbursements to be paid.

All matters

Identification Check per Client	£	6.00
Electronic transfer of funds for fees and charges inclusive of VAT	£	30.00 per transfer
Obtaining copies of Title Deeds (often not required on a purchase)	£	3.00 per document

Further disbursements on a Sale

Where there is a Management Company on a Freehold sale, or a Management Company and/or Landlord on a Leasehold sale, these parties will require fees for the information they provide where the cost will vary depending on the Management Company/Landlord that we are required to deal with.

Further disbursements on a Purchase

Search fees: There is a requirement to carry out all appropriate Searches, including those of the Local Authority, Drainage Authority, in respect of Environmental matters, and a Chancel Check Search, where a Mortgage is being obtained. Further Searches may be required. The cost for these Searches will vary depending upon the location in which you are purchasing and a cost of £300 - £360 is a realistic guideline.

Land Registry Pre-Completion Searches: £3.00 per property

Land Charges Bankruptcy Search: £2.00 per person

Stamp Duty Land Tax: Please see –

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

Land Registration fee: Please see –

www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-1-fees

For Leasehold purchases, and also for Freehold purchases where there is a Management Company, additional fees may be payable for a Notice of Transfer to be given, a Notice of Charge to be given, in respect of any Deed of Covenant required, and also in relation to a Certificate of Compliance that may be required to register you as the owner. These fees vary from property to property.

You should also be aware that Ground Rent and Service Charge are likely to apply throughout your ownership of a Leasehold property, and where there is a Management Company on a Freehold property there is likely to be some form of Service Charge.

Disbursements for Re-Mortgages

Search fees may apply as noted above.

Land Registry fees will apply as noted above.

Disbursements on a Transfer of Equity

Search fees will apply, and Stamp Duty Land Tax may be required. Where there is also a Re-Mortgage, Search fees will apply.

Our fees as noted above covers the work to complete the transaction, including dealing with registration at the Land Registry after the payment of Stamp Duty Land Tax, if the property is in England, or Land Transaction Tax if the property is in Wales.

We do reserve the right to vary the fee in a situation where the work is or becomes more complex than originally envisaged, but we will advise you if this is the case.

Timescales for a property transaction vary on a number of factors, including many outside our control. On a Sale or Purchase, the average process should complete within 10 weeks, and on a Re-Mortgage within 6 weeks.

Our Conveyancing Team is headed by Simon Rogers, who is a Partner, and a Solicitor with over 25 years of experience in handling Conveyancing matters. The transaction will either be handled by him, or by Tobias Burrough, a Solicitor, or Elizabeth Lynott-Jones, our Conveyancing Executive.