



CONVEYANCING FEES

These are the fees you pay your solicitor for carrying out the legal work for your property transaction.

Every Conveyancing transaction differs depending on the property you are buying or selling and your circumstances. We recommend that you call us so that we can talk to you to discuss your particular situation. We can then give you an accurate quote as a fixed fee based on those circumstances.

Our qualified staff has many years of experience dealing with Conveyancing transactions.

You should also be aware that you are not obliged to use the solicitor suggested by your estate agent or bank.

The legal costs for your property transaction can be split into two parts: the legal fees that your solicitor charges for doing the work and the disbursements which are associated costs your solicitor needs to pay to third parties.

CONVEYANCING FEE GUIDE

SALE OF A FREEHOLD PROPERTY

Sale legal fees range from £600 – £2,500.00 (up to a maximum sale price of £750,000. Sale legal fees above £750,000 are transaction-specific, please call or email)

Our fees are subject to VAT at a rate of 20%

Our fees for arranging the funds transfer £48 (per transfer)

Our fees for obtaining and deducing the title £15-£100 depending on the number of documents we need to order from the Land Registry on your behalf.

Total of our fees (inc VAT) circa £783.00 – £3148.00

PURCHASE OF A FREEHOLD PROPERTY

Purchase legal fees £600 – £2,500 (up to a maximum purchase price of £750,000. Purchase legal fees above £750,000 are transaction specific, please call or email)

VAT on our fees £120 – £500.00



Our fees for arranging the funds transfer (VAT thereon) £48 per transfer

Our fees in connection with the Inland Revenue form (VAT thereon) £120

Lawyer Checker report fee (VAT thereon) £48.00

Client ID Checker (VAT thereon) £48.00 per client

Land Registry fee - this depends on the value of the transaction see attached link

<https://landregistry.data.gov.uk/fees-calculator.html> for example purchase at £500,000 cost to register is £135 if lodged electronically.

In addition to the above, you will need to pay for a conveyancing search package the cost of which is circa £500.00 which we pay to this firm's search provider, poweredbypie.

The total of our fees (inc VAT) range from circa £864-3264.00

In addition to the above, you will need to pay for a conveyancing search package the cost of which is approximately £500 direct from the firm's search provider, poweredbypie.

A Land Registry Registration fee and Stamp Duty will in general also be payable.

If the property you are buying is a new build then there will be an additional fee of £500.00 plus VAT payable due to the complexity that new-build acquisitions encompass.

Further, if the new build completion date is "on-notice"; i.e. within 12-24 months following exchange then there will be a further fee of £250 plus VAT payable on completion.

Should your matter become protracted or complex we reserve the right to increase our fees based on time spent and complexity – the hourly rate payable is £250 per hour plus VAT – if we see that there is a need to increase the fees this will be discussed with you beforehand, an estimate will be provided and any increase will be agreed with you beforehand.



PURCHASE OF A LEASEHOLD PROPERTY

The purchase of a leasehold property is more complex and will also require you to pay general leasehold management expenses. These are paid direct to the Landlord and can vary from property to property. The amounts payable to the management company will only be known once we start the conveyancing process.

Purchase legal fees £900 – £2,500.00 (up to a maximum purchase price of £750,000. Leasehold purchase legal fees above £750,000 are transaction specific, please call or email)

VAT on our fees £180-£500.00

Our fees for arranging the funds transfer (incl VAT) £48.00 per transfer

Our fees in connection with the Inland Revenue form (incl.VAT) £120.00 per return

Lawyer Checker report fee (incl VAT) £48.00

Client ID Checker report fee (inc VAT) £48.00 per client

Total of our fees (inc VAT) circa £1344.00-£3264.00

RESIDENTIAL REMORTGAGE OF A PROPERTY FOR INDIVIDUALS

Re-mortgage legal fees range from £500-£2500 (excluding VAT) for re-financing of freehold residential properties up to £750,000.00 (for re-mortgages over £750,000.00 the fee will be transaction-specific and you will need to call or email us in order to obtain a fee quote)

VAT on our fees: £100-£500.00

Our fees for arranging the funds transfer (including VAT) £48.00 per transfer

In addition to this you will need to pay the following disbursements:

Land Registry registration fee up to £125.00 (for registration of charge only)

Search insurance: from £40 upwards depending on the value of the transaction – please note some lenders may require a full set of searches to be carried out the prior to drawdown of funds.

Title deeds vary depending on the number of title deeds required but in general circa £12.00



In addition to the above you will need to pay for a conveyancing search package the cost of which is approximately £500 direct from the firm's search provider, powered by pie.

A Land Registry Registration fees and Stamp Duty will in general also be payable.

If the property you are buying is a new build then there will be an additional fee of £500.00 plus VAT payable due to the complexity that new build acquisitions encompass.

Further, if the new build completion date is "on notice" i.e. within 12-24 months following exchange then there will be a further fee of £250 plus VAT payable on completion.

Should the matter become protracted or complex we reserve the right to increase our fees based on time spent and complexity – the hourly rate payable is £250 per hour plus VAT – if we see that there is a need to increase the fees this will be discussed with you beforehand, an estimate will be provided and any increase will be agreed with you beforehand.

Bankruptcy Search £2.00 per name

Priority search £3.00

Total cost circa £828-£3230

SERVICES WE DON'T OFFER

We do not advise on planning matters nor do we provide any tax advice in relation to your property affairs for this you will require specialist assistance from either a specialist solicitor or tax adviser.

Further we do not offer any advice in relation to your chosen mortgage product for this you must seek advice from a regulated mortgage broker. We shall though as part of our report on title to you summarise your mortgage terms and key obligations.

ABORTIVE FEES

We reserve the right to charge fees if your sale or purchase transaction becomes abortive. The charge will vary depending on the amount of work that has been completed and at what stage you have reached in the transaction. This will vary from £0 to the full legal fee we have quoted.

DISBURSEMENTS

The most common disbursements associated with buying and selling a home are detailed below but there can be more that are specific to your house sale or purchase. If you are buying a leasehold property it can be more expensive as there are likely to be additional costs. For example, the lease itself usually 30 – 40 pages long has to be reviewed and enquiries raised with the landlord or managing agent.



TITLE DEEDS

This is the legal title to the property. If you are selling your home you will need to get a copy of the Title Deeds, including a plan, that prove you own the property. The Land Registry is a government department which is responsible for recording the ownership of land and property in England and Wales. Registration is compulsory throughout the country whenever a property is sold or mortgaged. An official copy of the property title from the Land Registry usually costs £4 – £12.

SEARCHES

Searches are a way of gathering important information about a property that you intend to buy and the area surrounding it. The minimum searches are as follows:-

Local search – These are arguably the most important type of search as they will look into information held by the local authority involving the property, including any prospective plans for nearby development or roads. They will also show who is responsible for maintaining roads and paths adjoining the property.

Water and drainage search – This is submitted to the local water and sewerage undertaker and confirms whether the foul and surface water drain to a public sewer and whether the property is connected to a main water supply.

Environmental search – This search should establish whether the property that you are buying is built on or near contaminated land or water or on an old landfill site. The search should also show whether there is a risk of flooding or subsidence.

Highways Search - this search identifies highways maintainable at public expense.

PROPERTY FRAUD FEE/LAWYER CHECKER

Lawyers and the public are increasingly becoming subject to attempted fraud. We will check that the lawyer that we are sending money to is a real company. Lawyer Checker is a tool which allows us to check a particular solicitors' bank account details. The cost of this is currently £40 plus VAT.

LAND CHARGES BANKRUPTCY SEARCH (ONE PER BUYER) AND PRIORITY SEARCH (SEARCHES BEFORE COMPLETION)

When you are buying a property your solicitor will conduct a search just before completion to make sure that no charges have been made to the title of the property since your offer was accepted.

BANK TRANSFER OR TELEGRAPHIC TRANSFER FEE

The cost of this fee is currently £40 plus VAT. Mortgage companies require funds to be telegraphically transferred to them which guarantees funds reach an account on a certain day. If you are buying then funds need to be sent to the seller's solicitor and if you are selling then funds need to be transferred to your bank to redeem your mortgage.

STAMP DUTY LAND TAX

You must pay Stamp Duty Land Tax (SDLT) if you buy a property of land over a certain price in England, Wales and Northern Ireland. How much you pay depends on whether the land or property is residential and whether you're a first-time buyer. We will file the return and pay the tax on your behalf. Our fees for completing the Inland Revenue form are currently £100 plus VAT.



TRANSFERRING OWNERSHIP

On completion you have to pay the Land Registry a fee for transferring your name with your buyer's name. This fee varies depending on the value and can range between £20 and £550.

WHEN FEES MIGHT NEED TO GO UP

Should the matter become protracted or complex we reserve the right to increase our fees based on time spent and complexity – the hourly rate payable is £250 per hour plus VAT – if we see that there is a need to increase the fees this will be discussed with you beforehand, an estimate will be provided and any increase will be agreed with you beforehand.