

RESIDENTIAL CONVEYANCING

FEES FOR SALES AND PURCHASES

Our fees cover all of the work required to complete your sale or purchase of your property. If any unforeseen extra work becomes necessary, for example due to unexpected difficulties or if the circumstances significantly change during the matter, we will inform you.

Conveyancing fees vary depending on the price of the property and our fee scale is set out in the chart below. Please note that the fees are subject to VAT.

<u>Sale/Purchase Price</u>	<u>Our fees</u>
Up to £100,000	£700.00
£100,001 to £150,000	£750.00
£150,001 to £200,000	£800.00
£200,001 to £250,000	£900.00
£250,001 to £300,000	£950.00
£300,001 to £350,000	£1,100.00
£350,001 to £400,000	£1,200.00
£400,001 to £450,000	£1,300.00
£450,001 to £500,000	£1,400.00
£500,001 and over	Please contact us for a bespoke quote

Additional fees are charged for the following services if they are required:

- If you are obtaining a mortgage and we are acting for your lender £150
- If you are purchasing the property subject to a tenancy which is being transferred £150
- If the property is leasehold to allow for the additional time reviewing and reporting on the leasehold information £250
- If the property is freehold but has a management company for communal areas £100
- If we are purchasing a new build property which involves lengthy contract documentation and new agreements with service providers amongst other things £400
- If you are purchasing the property jointly and would like to set up a declaration of trust which sets out the ownership shares £200
- If you are purchasing a shared ownership property which is sometimes the case when you purchase affordable property from The Local Authority or Housing Association £500

- If the property is part of a title or a title which has not previously been registered at the Land Registry or the title is defective £200

MORTGAGE AND RE-MORTGAGES

If you already own a property and would like to take a mortgage over the property or re-mortgage with a new lender, our fees for acting are £550.00 plus VAT and disbursements.

Other related transactions:

Private mortgage	£400
Statutory Declaration re easements	£200
Occupancy agreement/licence to occupy	£150

THIRD PARTY PAYMENTS

Other fees you have to pay to third parties in the course of a sale or purchase might include:

Sale - disbursements	Purchase - disbursements
Office copy title register, plan and other documents (£3.00 + VAT per document)	Combined search pack (£214.60 inc VAT)
Estate agent fees as agreed by you	Final Land Registry searches (£3.00 +VAT per title)
Telegraphic transfer fee including admin charge (£30.00 + VAT)	Bankruptcy search (£2.00 + VAT per name)
Indemnity insurance if required	Stamp duty land tax – see HMRC calculator: https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax
	Chancel repair or other indemnity insurance (if required)
	Telegraphic transfer fee including admin charge (£30.00 + VAT)
	Land Registry registration fee – see land registry calculator: http://landregistry.data.gov.uk/fees-calculator.html