

RESIDENTIAL CONVEYANCING FEES

FREEHOLD PURCHASE

Our fees cover all of the work required to complete your purchase, including dealing with registration at the Land Registry post completion as well as the payment of Stamp Duty Land Tax (Stamp Duty) or Land Transaction Tax (Land Tax), if applicable.

The estimated fees will vary depending on a number of factors such as whether or not you are obtaining a mortgage, whether the property is unregistered, if you are a first-time buyer or using a Help to Buy ISA and whether or not the property is a new build. We will discuss the details of your freehold purchase to identify any special factors that might affect our estimated fees before we provide you with a formal fee estimate.

The fees and disbursements stated below should be used as a guide only until you have spoken with us directly and obtained a formal quotation for our fees.

Legal Fees

Property Value	Legal Fees
< £500,000	£1,495.00 plus VAT
£500,001 - £700,000	£1,695.00 plus VAT
£700,000 - £1,000,000	£1,895.00 plus VAT
£1,000,001 - £1,500,000	£2,095.00 plus VAT
£1,500,001 - £2,000,000	£2,450.00 plus VAT
> £2,000,001	From £3,000.00 plus VAT

Our fees assume that this is a standard transaction which will be concluded in a timely manner; that all parties to the transaction are cooperative; that there is no unreasonable delay from third parties providing documentation and that no indemnity policies are required. They are also on the basis that no unforeseen matters arise including, for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction; reporting to the lender prior to exchange of contracts; if the property is not being sold with vacant possession; if the property is a new-build or listed building or if the property is a higher risk building.

Disbursements & Administrative Charges

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. Administration Charges are internal charges which we make in place of incurring a disbursement. The level of search and land registry fees will depend on the circumstances of your purchase and are not fixed.

Property Searches	From £300.00 plus VAT *
Land Registry Registration Fee	From £20.00 - £455.00 (depending on the property value)
CHAPS Bank Transfer Fees	£50.00 plus VAT (for same-day transfers)
BACS Bank Transfer Fees	£15.00 plus VAT (for three-day transfers)
Stamp Duty Land Tax (SDLT) Return	£125.00 plus VAT
Sundry Disbursements	£165.00 plus VAT

* not all search fees are subject to VAT

For freehold transactions we set a charge of £165.00 plus VAT in respect of sundry expenses which covers all minor Land Registry charges, postage, stationery, telephone calls, emails, photocopying and faxes.

Referral Fees

We do not currently pay referral fees to estate agents or other intermediaries in relation to any of our conveyancing transactions.

Stamp Duty or Land Tax

This depends on the purchase price of your property and on your own circumstances. You can calculate the estimated amount you will need to pay using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website](#).

Timescales

It is always difficult to give an estimated timeframe for completion of a purchase matter. Progress is very much dependent on how swiftly the seller's solicitors and estate agents are able to supply us with draft papers and reply to enquiries. From experience, we find that exchange of contracts usually takes place within 6 – 8 weeks of obtaining the draft papers and requesting the searches. Completion generally occurs within the following 2 – 4 weeks depending on what is agreed between parties at the time of exchange. If you have any special requirements for completion dates please inform us as soon as possible.

Process

The precise stages involved in the purchase of a residential property vary according to the circumstances. Some of the key stages are as follows:

- Taking your instructions
- Carrying out ID and Anti-Money Laundering (AML) checks
- Checking that finances are in place to fund your purchase and liaising with your lender, if required
- Reviewing the Contract and other draft papers
- Requesting your Property Searches
- Obtaining further documentation, if required
- Making any necessary enquiries of the Seller's Solicitor
- Reporting to you on all documents and information received
- Going through the conditions of your mortgage offer
- Agreeing a completion date (date from which you own the property)
- Exchanging contracts on the purchase
- Drafting the Transfer Deed and advising on joint ownership
- Requesting your mortgage funds and any other balance required for completion
- Completing the purchase
- Dealing with the payment of Stamp Duty/Land Tax
- Dealing with the application for registration at Land Registry

LEASEHOLD PURCHASE

Our fees cover all of the work required to complete your purchase, including dealing with registration at the Land Registry post completion as well as the payment of Stamp Duty Land Tax (Stamp Duty) or Land Transaction Tax (Land Tax), if applicable.

The estimated fees will vary depending on a number of factors such as whether or not you are obtaining a mortgage or using a Help to Buy ISA and whether or not the property is a new build. We will discuss the details of your leasehold purchase to identify any special factors that might affect our estimated fees before we provide you with a formal fee estimate.

The fees and disbursements stated below should be used as a guide only until you have spoken with us directly and obtained a formal quotation for our fees.

Legal Fees

Property Value	Legal Fees
< £500,000	£1,695.00 plus VAT
£500,001 - £700,000	£1,895.00 plus VAT
£700,000 - £1,000,000	£2,095.00 plus VAT
£1,000,001 - £1,500,000	£2,450.00 plus VAT
£1,500,001 - £2,000,000	£2,950.00 plus VAT
> £2,000,001	From £3,000.00 plus VAT

Our fees assume that this is a standard transaction which will be concluded in a timely manner; that all parties to the transaction are cooperative; that there is no unreasonable delay from third parties providing documentation; that this is the assignment of an existing lease and is not the grant of a new lease and that no indemnity policies are required. They are also on the basis that no unforeseen matters arise including, for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction; rectification or variation of an existing lease; reporting to the lender prior to exchange of contracts; if the property is not being sold with vacant possession; if the property is a new-build or listed building or if it is a higher risk building.

Disbursements & Administrative Charges

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. Administration Charges are internal charges which we make in place of incurring a disbursement. The level of search and land registry fees will depend on the circumstances of your purchase and are not fixed.

Property Searches	From £300.00 plus VAT *
Land Registry Registration Fee	From £20.00 - £455.00 (depending on the property value)
CHAPS Bank Transfer Fees	£50.00 plus VAT (for same-day transfers)
BACS Bank Transfer Fees	£15.00 plus VAT (for three-day transfers)
Notice of Assignment & Charge	From £50.00
Stamp Duty Land Tax (SDLT) Return	£125.00 plus VAT
Sundry Disbursements	£175.00 plus VAT

* not all search fees are subject to VAT

For leasehold transactions we set a charge of £175.00 plus VAT in respect of sundry expenses which covers all minor Land Registry charges, postage, stationery, telephone calls, emails, photocopying and faxes.

Please note that the fees for Notice of Assignment & Charge vary from property to property and could be significantly more than the estimate provided above. There may also be other charges associated with the Lease such as fees for a Deed of Covenant or Licence to Assign. We will be able to confirm these charges once we have sight of the leasehold pack and other draft papers.

Referral Fees

We do not currently pay referral fees to estate agents or other intermediaries in relation to any of our conveyancing transactions.

Stamp Duty or Land Tax

This depends on the purchase price of your property and on your own circumstances. You can calculate the estimated amount you will need to pay using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website](#).

Timescales

It is always difficult to give an estimated time frame for completion of a purchase matter. Progress is very much dependent on how swiftly the seller's solicitors and estate agents are able to supply us with draft papers and reply to enquiries. From experience, we find that exchange of contracts usually takes place within 6 – 8 weeks of obtaining the draft papers and requesting the searches. Completion generally occurs within the following 2 – 4 weeks depending on what is agreed between parties at the time of exchange. If you have any special requirements for completion dates please inform us as soon as possible.

Process

The precise stages involved in the purchase of a residential property vary according to the circumstances. Some of the key stages are as follows:

- Taking your instructions
- Carrying out the required ID and Anti-Money Laundering (AML) checks
- Checking that finances are in place to fund your purchase and liaising with your lender or their solicitors, if required
- Reviewing the Contract and other draft papers
- Reviewing the Lease
- Requesting your Property Searches
- Obtaining further documentation, if required
- Making any necessary enquiries of the Seller's Solicitor
- Reporting to you on all documents and information received
- Going through the conditions of your mortgage offer
- Agreeing a completion date (date from which you own the property)
- Exchanging contracts on the purchase
- Requesting your mortgage funds and any other balance required for completion
- Completing the purchase
- Dealing with the payment of Stamp Duty/Land Tax
- Dealing with the application for registration at Land Registry

FREEHOLD SALE

Our fees cover all of the work required to complete your sale, including obtaining a redemption statement for any existing mortgage and arranging to redeem the charge on completion of the sale, if applicable.

The estimated fees will vary depending on a number of factors such as whether or not the title is defective, where the property (or part of the property) is unregistered or if the sale contract is to be negotiated on a non-standard basis. We will discuss the details of your freehold purchase to identify any special factors that might affect our estimated fees before we provide you with a formal fee estimate.

The fees and disbursements stated below should be used as a guide only until you have spoken with us directly and obtained a formal quotation for our fees.

Legal Fees

Property Value	Legal Fees
< £500,000	£1,495.00 plus VAT
£500,001 - £700,000	£1,695.00 plus VAT
£700,000 - £1,000,001	£1,895.00 plus VAT
£1,000,001 - £1,500,000	£2,095.00 plus VAT
£1,500,001 - £2,000,000	£2,450.00 plus VAT
> £2,000,001	From £3,000.00 plus VAT

Our fees assume that this is a standard transaction which will be concluded in a timely manner; that all parties to the transaction are cooperative; that there is no unreasonable delay from third parties providing documentation and that no indemnity policies are required. They are also on the basis that no unforeseen matters arise including, for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction; if the property is not being sold with vacant possession; if the property is a new build or listed building or if the property is a higher risk building.

Disbursements & Administrative Charges

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. Administration Charges are internal charges which we make in place of incurring a disbursement.

CHAPS Bank Transfer Fees	£50.00 plus VAT (for same-day transfers)
BACS Bank Transfer Fees	£15.00 plus VAT (for three-day transfers)
Sundry Disbursements	£165.00 plus VAT

For freehold transactions we set a charge of £165.00 plus VAT in respect of sundry expenses which covers all minor Land Registry charges, postage, stationery, telephone calls, emails, photocopying and faxes.

Referral Fees

We do not currently pay referral fees to estate agents or other intermediaries in relation to any of our conveyancing transactions.

Timescales

It is always difficult to give an estimated time frame for completion of a sale matter. Progress can depend on how swiftly we are able to supply the buyer with the required property information and answer their additional enquiries. Sometimes matters are delayed when the relevant paperwork or deeds are unavailable.

From experience, we find that Exchange of Contracts usually takes place within 6 – 8 weeks of sending out the draft papers. Completion generally occurs within the following 2 – 4 weeks depending on what is agreed between parties at the time of exchange. If you have any special requirements for completion dates please inform us as soon as possible.

Process

The precise stages involved in the sale of a residential property vary according to the circumstances. Some of the key stages are as follows:

- Taking your instructions
- Carrying out the required ID and Anti-Money Laundering (AML) checks
- Preparing the draft Contract and other draft papers
- Obtaining further documentation from you, if required
- Obtaining a redemption statement for your mortgage, if required
- Replying to any enquiries of the Seller's Solicitor
- Agreeing a completion date (date from which you will vacate the property)
- Exchanging contracts on the sale
- Preparation of a completion statement
- Completing the purchase
- Redeeming your mortgage and settling estate agents' fees
- Arranging to transfer the net proceeds of sale

LEASEHOLD SALE

Our fees cover all of the work required to complete your sale, including obtaining a redemption statement for any existing mortgage and arranging to redeem the charge on completion of the sale, if applicable.

The estimated fees will vary depending on a number of factors such as whether or not the title is defective, where the property (or part of the property) is unregistered, if the sale contract is to be negotiated on a non-standard basis and whether there are any issues relating to service charges or major works in relation to the property. We will discuss the details of your leasehold sale to identify any special factors that might affect our estimated fees before we provide you with a formal fee estimate.

The fees and disbursements stated below should be used as a guide only until you have spoken with us directly and obtained a formal quotation for our fees.

Legal Fees

Property Value	Legal Fees
< £500,000	£1,695.00 plus VAT
£500,001 - £700,000	£1,895.00 plus VAT
£700,000 - £1,000,000	£2,095.00 plus VAT
£1,000,001 - £1,500,000	£2,495.00 plus VAT
£1,500,001 - £2,000,000	£2,950.00 plus VAT
> £2,000,001	From £3,000.00 plus VAT

Our fees assume that this is a standard transaction and that no unforeseen matters arise including, for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction; the transaction is concluded in a timely manner and no unforeseen complication arise; all parties to the transaction are cooperative and there is no unreasonable delay from third parties providing documentation and that no indemnity policies are required.

Disbursements & Administrative Charges

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. Administration Charges are internal charges which we make in place of incurring a disbursement.

Leasehold Pack	From £200.00
CHAPS Bank Transfer Fees	£50.00 plus VAT (for same-day transfers)
BACS Bank Transfer Fees	£15.00 plus VAT (for three-day transfers)
Sundry Disbursements	£175.00 plus VAT

For leasehold transactions we set a charge of £165.00 plus VAT in respect of sundry expenses which covers all minor Land Registry charges, postage, stationery, telephone calls, emails, photocopying and faxes.

Please note that the Leasehold Pack is obtained from the Freeholder or Management Company Directly. The cost of the pack will vary from property to property and could be significantly more than the estimate provided above. Sometimes the Freeholder or Management Company will also make a charge to provide replies to specific enquiries raised by the Buyer.

Referral Fees

We do not currently pay referral fees to estate agents or other intermediaries in relation to any of our conveyancing transactions.

Timescales

It is always difficult to give an estimated time frame for completion of a sale matter. Progress can depend on how swiftly we are able to supply the buyer with the required property information and answer their additional enquiries. Sometimes matters are delayed when the relevant paperwork or deeds are unavailable and when the property is leasehold, we are reliant on the managing agents to respond to the leasehold questionnaire within a reasonable time frame.

From experience, we find that Exchange of Contracts usually takes place within 6 – 8 weeks of sending out the draft papers. Completion generally occurs within the following 2 – 4 weeks depending on what is agreed between parties at the time of exchange. If you have any special requirements for completion dates please inform us as soon as possible.

Process

The precise stages involved in the sale of a residential property vary according to the circumstances. Some of the key stages are as follows:

- Taking your instructions
- Carrying out the required ID and Anti-Money Laundering (AML) checks
- Preparing the draft Contract and other draft papers
- Requesting the Leasehold Pack
- Obtaining further documentation from you, if required
- Obtaining a redemption statement for your mortgage, if required
- Replying to any enquiries of the Seller's Solicitor
- Agreeing a completion date (date from which you will vacate the property)
- Exchanging contracts on the sale
- Preparation of a completion statement
- Completing the purchase
- Redeeming your mortgage and settling estate agents' fees
- Arranging to transfer the net proceeds of sale

RESIDENTIAL RE-MORTGAGE

Our fees cover all of the work required to complete your re-mortgage. The estimated fees will vary depending on a number of factors such as whether the property is leasehold or freehold and the requirements of your new lender. We will discuss the details of your re-mortgage to identify any special factors that might affect our estimated fees before we provide you with a formal fee estimate.

The fees and disbursements stated below should be used as a guide only until you have spoken with us directly and obtained a formal quotation for our fees.

Legal Fees

Our fee for dealing with a standard re-mortgage of a freehold property is from £1,295.00 plus VAT.

Our fee for dealing with a standard re-mortgage of a leasehold property is from £1,395.00 plus VAT.

Our fees assume that this is a standard transaction which will be concluded in a timely manner; that all parties to the transaction are cooperative; that there is no unreasonable delay from third parties providing documentation and that no indemnity policies are required. They are also on the basis that no unforeseen matters arise including, for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction or reporting to the lender.

Disbursements & Administrative Charges

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. Administration Charges are internal charges which we make in place of incurring a disbursement.

Leasehold Pack (if required)	From £200.00
Searches (if required)	From £280.00 plus VAT *
Notice of Charge (if required)	From £50.00
CHAPS Bank Transfer Fees	£50.00 plus VAT (for same-day transfers)
BACS Bank Transfer Fees	£15.00 plus VAT (for three-day transfers)
Sundry Disbursements	£165.00 plus VAT

* Not all search fees are subject to VAT

In re-mortgage transactions we set a charge of £165.00 plus VAT in respect of sundry expenses which covers all minor Land Registry charges, postage, stationery, telephone calls, emails, photocopying and faxes.

If the property is leasehold, we may need to request a Leasehold Pack from the Freeholder or Management Company Directly. The cost of the pack will vary from property to property and could be significantly more than the estimate provided above. We may also need to pay for a Notice of Charge for the new mortgage.

Referral Fees

We do not currently pay referral fees to estate agents or other intermediaries in relation to any of our conveyancing transactions.

Timescales

It is always difficult to give an estimated time frame for completion of a re-mortgage. Sometimes matters are delayed when the relevant paperwork or deeds are unavailable. From experience, we find that the average process takes between 4 – 8 weeks to complete. If you have any special requirements for completion dates please inform us as soon as possible.

Process

The precise stages involved in the re-mortgage of a residential property can vary according to the circumstances. Some of the key stages are as follows:

- Taking your instructions
- Carrying out the required ID and Anti-Money Laundering (AML) checks
- Requesting up to date title documents
- Requesting the Leasehold Pack (if required)
- Ordering Searches (if required)
- Obtaining further documentation from you, if required
- Obtaining a redemption statement for your existing mortgage, if required
- Reviewing your new mortgage offer and checking all requirements and conditions
- Reporting on title and requesting mortgage funds
- Redeeming your mortgage and accounting to you for any balance of funds
- Registering your new mortgage at the Land Registry