

Residential Conveyancing

Please note that we charge Value-Added Tax (VAT) in addition to our fees. VAT is currently payable at the rate of 20%.

Conveyancer's fees and disbursements

Our fees* cover all of the work required to complete the straightforward purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Our fees are a reasonable estimate of the cost. Individual particular circumstances may mean that additional charges will apply.

Purchase

Fees for conveyancing, regarding the purchase of residential property (freehold)

Work Undertaken	Fixed Fees
Conduct of conveyancing matter, with purchase price up to £500,000.	£1,500, plus VAT <u>plus disbursements and expenses</u>
Legal fees with purchase over £500,000.	<u>£1500 plus 0.25% on the balance of the purchase price over £500,000, plus VAT plus disbursements and expenses.</u>
Land Registry fees	A current table of Land Registry fees can be found at the following website: www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-2-fees .
Stamp Duty, or Land Tax (SDLT) on purchase	This will depend on the value of the purchase and the amount of SDLT due. <u>This</u> can be obtained from the online calculator, on the Government website as follows: www.gov.uk/stamp-duty-land-tax/residential-property-rates .
Searches*	Typically, up to £500 to £700, plus VAT, depending on the searches required.

*The searches typically required are set out below, with the **usual** costs:

Local Authority search	<u>Depending on the Local authority, usually, between £125 and £275 .</u>
Asbestos report	Typically, between £350 to £750 plus VAT for a standard sized home. Larger properties may attract a higher fee.

Chancel report	£25
Drainage & Water	£75
Local Land charges register search	£40
Utilities report	£450
Highways report	£150

Purchase of Leasehold

Fees for conveyancing, regarding the assignment of a lease for the purchase of leasehold residential property, including with share of freehold.

Work Undertaken	Fixed Fees
Conduct of conveyancing matter, with purchase price up to £500,000.	£1,500, plus VAT
Legal fees with purchase over £500,000.	<u>£1500 plus 0.25% on the balance of the purchase price over £500,000, plus VAT plus disbursements and expenses</u>
Disbursements	£400, plus VAT (estimate)
Anticipated leasehold disbursements**	<p>With a Leasehold property purchase there are certain disbursements which will be set out in the individual lease relating to the Property.</p> <p>These disbursements, which we anticipate will apply, are set out separately below. This list is not exhaustive and other disbursements may apply depending on the terms of the lease.</p> <p>We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors. Examples are:</p> <p>Notice to the Landlord of Transfer fee, typically £70, plus VAT and upwards.</p> <p>Deed of Covenant with Landlord fee, typically £100, plus VAT and upwards.</p> <p>Certificate of Compliance fee, Typically £25, plus VAT and upwards.</p>
Land Registry fees	A current table of Land Registry fees can be found at the following website:

	www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-2-fees.
Stamp Duty, or Land Tax (SDLT) on purchase	This will depend on the value of the purchase and the amount of SDLT due, can be obtained from the online calculator, on the Government website: www.gov.uk/stamp-duty-land-tax/residential-property-rates.
Searches*	Typically, up to £500 to £700, plus VAT, depending on the searches required.

*The searches typically required are set out below, with the **usual** costs:

Local Authority search	Depending on the Local authority, usually, between £125 and £275
Asbestos report	Typically, between £350 to £750 plus VAT for a standard sized home. Larger properties may attract a higher fee
Chancel report	£25
Drainage & Water	£75
Local Land charges register search	£40
Utilities report	£450
Highways report	£150

** These fees vary depending on the property and so we can only provide an accurate costing once we have seen specific documents dealing with the property.

Please note that ground rent and service charges most likely will apply throughout your ownership of the property.

Sale

Sale of freehold title

Fees for conveyancing, regarding the Sale of residential property (freehold)

Work Undertaken	Fixed Fees
Conduct of conveyancing matter, with sale price up to £500,000.	£1,500, plus VAT <u>plus disbursements and expenses.</u>
Legal fees with sale price of over £500,000.	<u>£1500 plus 0.15% on the balance of the sale price over £500,000, plus VAT plus disbursements and expenses.</u>
Land Registry fees	A current table of Land Registry fees can be found at the following website:

	www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-2-fees .
Estate Agent fees	These will be provided to you by your estate agent.
Energy Performance Certificate fee	Typically, between £150 to £250 depending on the size of property.
Electrical report & certification	The cost will be provided by the independent electrical engineer providing the report.
Property Information Form	Standard form completed by you
Official copies of HM Land Registry entry	Typically, between £6 - £12

Sale of Leasehold title

Fees for conveyancing, regarding the assignment of a lease for residential property, including with share of freehold.

Work Undertaken	Fixed Fees
Conduct of conveyancing matter, with sale price up to £500,000.	£1,500, plus VAT
Legal fees with sale price of over £500,000.	<u>£1500 plus 0.15% on the balance of the sale price over £500,000, plus VAT plus disbursements and expenses.</u>
Payment of any ground rent or service charge arrears	Whatever sum is in arrears as confirmed by the landlord/freeholder.
Anticipated leasehold disbursements**	<p>With a Leasehold property sale, there are certain disbursements which will be set out in the individual lease relating to the Property.</p> <p>These disbursements, which we anticipate will apply, are set out separately below. This list is not exhaustive and other disbursements may apply depending on the terms of the lease.</p> <p>We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors. Examples are:</p> <p>Assignment pack from the Landlord fee, typically £150 to £250 plus. This fee is set by the Landlord.</p>

	Certificate of Compliance fee, Typically £25, plus VAT and upwards.
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Please note that ground rent and service charges most likely will apply throughout your ownership of the property.

** These fees vary depending on the property and so we can only provide an accurate costing once we have seen specific documents dealing with the property

Key stages and likely timescales

Typical stages	Typical timescales
Take your instructions and give initial advice.	7 days
Carry out source of wealth and source of funding checks (if you are purchasing the property).	7 days after first instruction.
When acting for a seller, seek confirmation from buyer's solicitor, that they have carried out checks on their client's ability to fund the purchase and carried out the necessary anti-money laundering checks.	7 days after initial instructions.
Provide advice on draft contract documentation.	21 days after first instruction.
Carry out searches.	14 days of first instruction.
Obtain further planning documentation, if required.	21 days after first instruction (if planning consent required).
Make enquiries of seller's solicitor (where acting for the buyer).	21 days after first instruction.
Review conditions of mortgage offer (when also instructed by lender).	14 days after first instruction.
Report on title.	35 days after initial instruction.
Send final contract to you for signature.	42 days after first instruction.
Agree completion date.	42 days after first instruction
Exchange contracts and notify you that this has taken place.	49 days after first instruction.
Transfer of monies from yourself/lender.	56 days after first instruction.
Complete purchase/sale.	56 days after first instruction.
Do a payment of land duty/land tax.	62 days after first instruction.
Register transfer at HM Land Registry (when acting for the buyer).	62 days after first instruction.

Anticipated additional Leasehold Disbursements

Landlord and/or Managing Agents fees for Management information, to be supplied to the Buyer's Conveyancer is usually supplied in an Assignment Pack by the Landlord.

Landlord's fees may vary from property to property and can on occasion be significant. We can give you an accurate figure once we have contacted the Landlord and/or Managing Agents.