

## Conveyancing Charges

### Acting for you in respect of your purchase of a residential property we will:

- Take your initial instructions and give you initial advice.
- Receive and advise on contract documents.
- Carry out searches upon receiving money on account for the cost of the same.
- Make any necessary enquiries of Seller's Conveyancer.
- Report to you on all documents and information received.
- Send final contract to you for signature.
- Agree completion date (date from which you own the property).
- Exchange contracts and notify you that this has happened.
- Advise you of the monies needed for completion.
- Complete your purchase (the day you collect keys for your new property).
- Deal with payment of Stamp Duty/Land Tax.
- Deal with application for registration at Land Registry.
- Send you your registration documents once the registration formalities have been concluded.

*Please note the fees quoted are based on all documents, communications being sent to you electronically.*

### In relation to leasehold properties we will also:

- Review your Lease and report to you on the terms of the Lease.
- Advise you of any additional costs required pursuant to the Lease in respect of Landlord/ Managing Agents/ Management Company involved, as appropriate.
- Advise on service charge and ground rent pursuant to the Lease.
- Make enquiries with the Landlord's or their agents via the Seller's Conveyancers in respect of the arrangements for management/ maintenance of the building in which the leasehold property is located, including communal parts.

### If you are buying with the assistance of a mortgage, Our service will include the following:-

- Checking finances are in place to fund your purchase and contact the Lender's Solicitors if required. Review the conditions of your mortgage offer with you, including report on mortgage.

*(All fees below are excluding VAT and disbursements are subject to change)*

### Purchase/Sale Fees

£0.00 - £150,000.00	£ 650.00
£151,000.01- £250,000.00	£ 700.00
£251,000.01-£299,000.00	£ 750.00
£300,000.00- £350,000.00	£ 800.00
£351,000.00- £499,000.00	£850.00
£500,000.00- £750,000.00	£900.00
£751,000.00- £1,000,000.00	£1150.00
£1 million-£1.5 million	£2,000.00
£1.5 million - £ 2 million	£2,250.00
Above £2 million price on request	

### Re-mortgage

Up to £500,000.00	£550.00 plus VAT
£500,000.00 +	£750.00 plus VAT

### Transfer of Equity

Transfer of Equity	£ 250.00 - £ 550.00

### Disbursements

Our fees for arranging a CHAPS transfer (per transaction)	£ £ 42.00
Charges for Photocopying/postage/telephone calls/fax	£ 30.00
Official copy documents (e.g., title register, lease etc.)	£ 3.00 per document
Charges for completing Stamp Duty Land Tax Return	£ 46.80
Bankruptcy	£ 2.00 per person
OS1/OS2 (Land Registry Search)	£ 3.00
Searches (dependent on location of property)	£ 250.00- £ 500.00 approx.
Land Registry Fee ** please click on following web link	£ 20.00 to £ 910.00**
Stamp Duty * please click on following web link	HMRC stamp duty rates*

\* HMRC stamp duty for residential properties <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

\*\* Land Registry fees are payable on the registration of an application to amend the Register held at Land Registry. Please click on the following link to calculate the fee payable: <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

### Additional Disbursements on Leasehold Matters

- You may need to pay a fee to the Landlord's Solicitors or Agents in respect of the Notice of Transfer/ Charge. This cost varies from one property to the next, depending on the fees confirmed in the Lease/ agreed with the Landlord. We will advise you of this cost, however this usually ranges between £10-£150 plus VAT per Notice.
- Your Lease may require a Deed of Covenant, depending on the terms of the Lease. The Landlord/ Management Company/ Agent may charge a fee for registering this document with them on completion of your purchase. We will advise you of this cost once it is known to us, if applicable, however the cost could range between £25 to £150 plus VAT
- As a term of the Lease it may be required that you require a Certificate of Compliance from the Landlord/ Managing Agent/ Company. The fee will be confirmed to you once we have reviewed the Lease and made enquiries with the Landlord/ Management Company/ Agent, however, the cost could range from £50 to £250 plus VAT. It does vary based on who is dealing with the Certificate for the freeholder, and if it is more or less complex. You should note that these disbursements can vary from property to property and can on occasion be significantly more than the ranges given above. We

can give you an accurate indication of costs once we have had sight of the specific documents for your purchase. Other disbursements may apply depending on the terms of your Lease. We will update you on the specific fees upon receipt and review of the lease from the Seller's solicitors.

**Average timescales:**

- How long it will take from your offer being accepted until you can move in to your new home will depend on a number of factors. The average process takes between 6 to 8 weeks to exchange, and a further 2 weeks before completion, dependent on all parties involved being agreeable to the completion date. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 4 weeks to move to an exchange of contracts. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, and anywhere between 2 and 6 months. It can be quicker or slower, depending how quickly all parties to the transaction move. In such instances, additional charges may apply

**Our fee assumes 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
- This is the assignment of an existing lease and is not the grant of a new lease
- The transaction is concluded in a timely manner and no unforeseen complication arise
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- This work will be undertaken by a Solicitor supported by various other junior members of the team.
- If you require a designated fee earner to deal with your transaction additional fees may apply to suit your needs and service requirements.
- No face to face meetings are required during the course of your transaction, save for any initial meeting whereon identification formalities and taking initial instructions are dealt with.



**Conveyancing  
Quality**