

Conveyancing fees (Residential Property)

SALES

Value of property	Our fee	VAT (charged at 20%)	Total
Up to £100,000	£500.00	£100.00	£600.00
£100,001 to £150,000	£550.00	£110.00	£660.00
£150,001 to £200,000	£600.00	£120.00	£720.00
£200,001 to £350,000	£700.00	£140.00	£840.00
£350,001 to £499,999	0.20%		
£500,000 and over	Price on application		

PURCHASES

Value of property	Our fee	VAT (charged at 20%)	Total
Up to £100,000	£550.00	£110.00	£660.00
£100,001 to £150,000	£600.00	£120.00	£720.00
£150,001 to £200,000	£650.00	£130.00	£780.00
£200,001 to £350,000	£750.00	£150.00	£900.00
£350,001 to £499,999	0.20%		
£500,000 and over	Price on application		

Additional fees

FLATS

(SALES) Add an additional £1000.00 plus VAT (charged at 20%)

(PURCHASES) Add an additional £1000.00 plus VAT (charged at 20%)

NEW BUILDS/PROPERTIES WITH MANAGEMENT COMPANIES

Sales and purchases – an additional £500.00 plus VAT (charges at 20%)

HELP TO BUY ISA OR GIFTED DEPOSIT

Add an additional £75.00 plus VAT (charged at 20%) per gift

ACTING FOR LENDER (PURCHASE)/MORTGAGE REDEMPTION (SALE)

Add an additional £125.00 plus VAT (charged at 20%)

HELP TO BUY EQUITY SECOND CHARGES (SALES)

Add an additional £200.00 plus VAT (charged at 20%)

HELP TO BUY EQUITY SECOND CHARGES (PURCHASES)

Add an additional £300.00 plus VAT (charged at 20%)

LIMITED COMPANIES WITH A MORTGAGE (I.E. DEALING WITH COMPANIES HOUSE) – SALES AND PURCHASES

Add an additional £150.00 plus VAT (charged at 20%)

DEALING WITH UNREGISTERED LAND (SALE OR PURCHASE)

Add an additional £150.00 plus VAT (charged at 20%)

DEALING WITH A SALE OR PURCHASE PROPERTY WITH A TENANT

Add an additional £150.00 plus VAT (charged at 20%)

ARRANGING AN INDEMNITY INSURANCE POLICY (SALE OR PURCHASE)

Add an additional £25.00 plus VAT (charged at 20%). This fee is charged per policy arranged.

LAND (SALES AND PURCHASES)

Please contact us for a personalised quotation.

For any other matter that is not included in the above, please speak to us for a tailored quotation.

Disbursement fees

Disbursements are costs related to a legal transaction that are payable to third parties for sales and purchases. The most common disbursements are set out below:

Sales

Type of disbursement	Our fee	VAT (charged at 20%)	Total
HM Land Registry Official Copies	£7.00 (per Official Copy)	£1.40	£8.40
Bank Transfer fee	£30.00 (per bank transfer)	£6.00	£36.00
Identification and anti-money laundering checks	£30.00 (per check)	£6.00	£36.00
Infotrack Identification verification	£6.25 (per check)	£1.25	£7.50

Other disbursements may include any of the following, dependant upon the type of transaction:-

- Leasehold management pack. This is a pack provided by the freeholder and/or the managing agent/management company and includes a set of forms and documents relating to the sale of a property where a service charge and/or ground rent is paid to a freeholder and/or a management company/managing agent. The fee varies depending on the individual requirements of the freeholder/management company/managing agent. This fee is payable by the seller at the early stages of the sale and is set out in the Client Care Letter that is issued at the start of the transaction.
- Freehold management pack. This is a pack provided by the collector of the freehold estate rent charge and/or the managing agent/management company and includes a set of forms and documents relating to the sale of a property where a service charge and/or freehold estate rent charge is paid to the collector of the freehold estate rent charge and/or the managing agent/management company. The fee varies depending on the individual requirements of the freeholder/management company/managing agent. This fee is payable by the seller at the early stages of the sale.

Purchases

Type of disbursement	Our fee	VAT (charged at 20%)	Total
Search pack (approximate)	£350 (including VAT)	-	£350.00
Fee for completing the Stamp Duty Land Tax Return Form	£30.00	£6.00	£36.00
Fee charged by Infotrack (software provider) for submitting the Stamp Duty Land Tax Return Form	£5.00	£1.00	£6.00
Fee charged by Infotrack (software provider) for submitting the Land Registry Application	£5.00	£1.00	£6.00
HM Land Registry Priority Search	£8.80 (per search) Includes VAT	-	£8.80

HM Land Registry Bankruptcy search	£7.80 (per search) Includes VAT	-	£7.80
Bank Transfer fee	£30.00 (per transfer)	£6.00	£36.00
Infotrack Identification verification	£6.25 (per check)	£1.25	£7.50
Identification and anti- money laundering checks	£100.00 (per check)	£20.00	£120.00

Other disbursements may include any of the following, dependant upon the type of transaction:-

- Stamp Duty Land Tax where the property is in England.
- Land Transaction Tax where the property is in Wales.
- Notice of assignment and charge fees for leasehold properties. The fee varies depending on the individual requirements of the freeholder/management company/managing agent.
- Deed of Covenant and certificate of compliance fees. These may be payable where there is a management company or managing agent and can relate to freehold or leasehold properties. The fee varies depending on the individual requirements of the freeholder/management company/managing agent.

The only fee that we require to be paid at the start of the transaction is for the search pack. This is detailed in the Client Care Letter sent at the start of the transaction.