

RESIDENTIAL CONVEYANCING

Please note that VAT of 20% is charged on all of our fees or legal work.

Our fees

Whilst we have fixed charges for some elements of the transaction, our fees are calculated on a sliding scale. The fees are dependant upon the value of the property you are buying or selling, and the seniority of the solicitor dealing with your transaction. For properties valued between £100,000 to £2,000,000, our fees range between:

- Freehold Sale: £1,150 to £3,050 plus vat.
- Freehold Purchase: £1,250 to £3,150 plus vat.
- Leasehold Sale: £1,500 to £3,400 plus vat.
- Leasehold Purchase: £1,600 to £3,500 plus vat.

Fees for a Residential Sale:

Property Value	Fee Excluding VAT	Fee Including VAT
Up to £200,000	£1,150.00	£1,380.00
£200,001 - £300,000	£1,250.00	£1,500.00
£300,001 - £400,000	£1,350.00	£1,620.00
£400,001 - £500,000	£1,550.00	£1,860.00
	Add £100 for every £100,000 thereafter	

Fees for a Residential Purchase:

Property Value	Fee Excluding VAT	Fee Including VAT
Up to £200,000	£1,250.00	£1,500.00
£200,001 - £300,000	£1,350.00	£1,620.00
£300,001 - £400,000	£1,450.00	£1,740.00
£400,001 - £500,000	£1,650.00	£1,980.00
	Add £100 for every £100,000 thereafter	

Add Ons

	Fee Excluding VAT	Fee Including VAT
Leasehold Property	£350.00	£420.00
Dealing with Management Pack		
- On sale	£150.00	£180.00
- On purchase	£275.00	£330.00
Help to Buy Scheme	£400.00	£480.00
Help to Buy ISA	£50.00	£60.00
New Build Property	£300.00	£360.00
Retirement Property	£400.00	£480.00
Shared Ownership	£300.00	£360.00
Listed Property	£300.00	£360.00
Unregistered Title	£350.00	£420.00

Disbursements

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. As these vary depending on the sale or purchase price, you can use the Land Registry

website to get an idea of potential costs:

<https://www.gov.uk/government/organisations/land-registry>.

Disbursements

	Fee Excluding VAT	Fee Including VAT
Administration & Compliance Fee	£40.00	£48.00
AML Identity Search (per person)	£20.00	£24.00
CHAPS Fee	£35.00	£39.00
BACS Fee to estate agents	£6.00	n/a
Land Registry Fees	Fees on application	n/a
Stamp Duty Land Tax (on purchase)	Fees on application	n/a
Legal Marketing Services Ltd*	£26.00	£31.20

*LMS is a panel used by a number of lenders and provides us with the mortgage offer on behalf of the lender.

Fees for a Re-mortgage:

	Fee Excluding VAT	Fee Including VAT
Re-mortgage Fee	£500.00	£600.00
Correspondence, attendance & telephone calls	£220.00 - £280.00 per hour	£264.00 - £336.00 per hour
Administration & Compliance Fee	£40.00	£48.0
AML Identity Search (per person)	£20.00	£24.00
CHAPS Fee	£35.00	£39.00
Land Registry Fees	Fees on application	n/a

Stamp Duty Land Tax (SDLT)

The amount of SDLT you are required to pay depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website:

<https://www.gov.uk/stamp-duty-land-tax> or if the property is located in Wales, by using the Welsh Revenue Authority's website: <https://beta.gov.wales/welsh-revenue-authority>.

**Our fees assume that:

1. This is a standard transaction and that no unforeseen matters arise. Our fees are based upon the scope of work listed in our client care pack. All work outside the scope of work will be charged at the fee earner's hourly rate.
2. The transaction is concluded in a timely manner and no unforeseen complications arise.
3. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
4. Additional disbursements may apply if additional work is involved eg arranging indemnity policies.