

Conveyancing Costs

Fee Scales

We may charge different fees for different transactions as follows:-

Freehold Sale:

The conveyancing legal costs will range from £625.00 to £950.00 plus VAT depending on the value of your sale and whether you have a mortgage to repay on completion, your title is registered or unregistered plus:-

Disbursements of

1. Official title registers, title plan and any documents £6-12.00 Plus VAT @ 20%
2. Electronic Bank transfer fee per transfer £30.00 Plus VAT @20% £6.00
3. AML ID check per name (for sale only) £4.50 Plus VAT @ 20% £0.90
4. If you have a second or more additional mortgages to be repaid , per additional charge
5. Legal fee £75.00 Plus VAT: 20% £15.00

Freehold Purchase:-

The conveyancing legal costs will range from £625.00 to £950.00 plus VAT depending on the value of your purchase and whether you will require a mortgage (if a mortgage is not required then the fee *below will not apply) and the title to the property to be purchased is registered or unregistered

Plus:-

1. Legal fee Mortgage administration fee (if any)* £100.00 Plus VAT @ 20% £20.00
2. Search fees approx., as depends on location of Property (and includes Local Search, Drainage and Water Search, Environmental search, Plansearch and Chancel check, AML ID check for purchase only matter £290.00 Plus VAT @ 20% £58.00
3. Land Registration fee – as scale charges depending on value of property and range from £20 - £910.00 – not subject to VAT
4. Stamp duty (this depends on the value of your purchase property)
5. Bank transfer fee to complete purchase £30.00 Plus VAT @ 20% £6.00
6. Pre completion searches approx. £7.00 Plus VAT @ 20% £1.40
7. If you are utilising a Help to Buy ISA towards your purchase the additional legal cost will be per ISA £50.00 Plus VAT @ 20% £10.00
8. If you are utilising a Help to Buy Mortgage in Addition to a first mortgage £150.00 Plus VAT @ 20% £30.00

Leasehold Sale:

As above Plus an additional legal fee of £100.00 plus vat for dealing with the replies to leasehold enquiries and obtaining and liaising with the Landlord and/or Management Company/Managing Agent for the leasehold ground rent and service charges information.

Purchase Leasehold:

As above Plus an additional legal fee of £100.00 plus vat for checking any leasehold information pack received from the Sellers Solicitors and additional enquiries required on such information received to fully report to you and your mortgage lender (if any) that the lease and the leasehold information received complies with the CML and CQS requirements.

Re-mortgage:

- Legal costs registered title £450.00 Plus VAT @ 20% £90.00
- Legal costs for unregistered title £500.00 Plus VAT @ 20% £100.00

Plus:

- Searches depend on the lender requirements or Indemnity insurance
- Bank transfer fee per transfer required £30.00 Plus VAT on above @ 20% £6.00
- Pre-completion searches approx. £5.00 Plus VAT on above @ 20% £1.00
- Land registration fee depends on the value of the new loan or value of the property, but range is from £20 - £250 – not subject to VAT

Non-Standard Conveyancing

Will be charged at the fee earner hourly rate which ranges from £150.00 to £200.00 plus VAT depending on the experience of the fee earner appointed and relates to:-

- Transfers of Equity/Assents
- First registrations of property – triggered by an event or voluntary
- Matrimonial transfers or sales
- Repossession purchases or purchase by Auction
- Sale or purchase of land whether garden land or with benefit of planning consent for development
- Additional charge for expedition of a transaction or overseas clients may apply at £75 plus vat

Services included in our quoted fees

We anticipate that the quoted fees will cover all the work necessary to complete a sale and/or purchase transaction. However, we will inform you as soon as we can, if additional costs need to be incurred in your matter.

Key stages of the transaction:**Sale**

1. Upon receipt of your confirmed instructions and completed forms, to prepare and submit to the buyer's solicitors a complete contract package
2. upon receiving enquiries, to assist you in responding to all enquiries
3. to arrange for you to sign the contract and/or transfer deed and to obtain a mortgage redemption settlement figure for your mortgage (if any)
4. subject to your instructions to agree a completion date and proceed to exchange of contracts
5. to complete the transaction and to settle from the sale proceeds with your authority, the mortgage redemption, payment of estate agents' fees and any other third party expenses and legal costs.

Timescale

The average timescale for a sale transaction is approximately 4- 6 weeks which depends upon the other parties and their legal representatives in the chain proceeding in a timely manner, the requirements of other parties in the chain and subject to your instructions.

Purchase

1. On receipt of your confirmed instructions, with completed identification procedure and payment on account of search fees
2. receiving the contract package from the seller's solicitors and submission of required searches and raising enquiries
3. receiving replies to enquiries, search results, receipt of mortgage offer and reporting to you
4. preparation of a contract report and subsequently arranging for you to sign all the necessary documentation to enable the transaction to proceed
5. liaising with the chain and yourselves as to an agreed completion date and proceeding to exchange of contracts at the appropriate stage, but carrying out all pre-exchange searches and checks
6. once exchange of contracts has taken place, preparing completion statements, and preparing for and proceeding to completion
7. handling all post completion matters, including the submission of the stamp duty land tax form and payment of Stamp duty, carrying out the registration of your title to the property, finalising registration and reporting to you and your mortgage lender, if any.

The average timescale for a purchase transaction is approximately 4- 6 weeks which depends upon whether you require a mortgage as a mortgage offer has to be issued and with us before any exchange of contracts can take place, all search results must be received and you have signed all necessary documentation, but also the other parties and their legal representatives in the chain proceeding in a timely manner, the requirements of other parties in the chain and subject to your instructions.

Experience/Qualifications

Please see our individual profiles.

Referral Fees

If you are referred to us by an introducer where we will pay them a referral fee, we will provide you with details of the arrangement and the fee we pay in the client care information that we send you at the start of your transaction. This fee is paid by us, so there is no additional charge for you to pay.

Incentives

Developers may offer incentives where they pay all/discount your legal fees; we will let you know if such an incentive applies if you become a client of this firm.