

Conveyancing Costs

Our fees cover all of the work (see **Legal Fees** below) which would ordinarily be required to complete the sale of your existing property or the purchase of your new home. In relation to a purchase our fee includes the work to be undertaken in dealing with registration of your ownership at the Land Registry and submitting the return and payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales. The fee includes the work undertaken for a Stamp Duty or Land Tax return for the purchase of a single residential dwelling. Our fees do not include any tax advice, other than to confirm the relevant level of stamp duty applicable, nor do they include the preparation of any declarations of trust.

Please note that we have an online quote calculator for residential conveyancing that will generate a total cost (including disbursements) which you are welcome to utilise. The cost generated is based on the information contained in this guide and gives a fixed fee based on the information you provide, but does not require you to enter personal information or us to contact you to generate a fixed fee for the work undertaken.

Please note that where shown as being charged VAT is applied at the prevailing rate of 20%

Conveyancer's fees and disbursements

Legal Fees	See Scale Fees below (plus VAT)
Search Fees – <i>purchase or mortgage only</i>	£250 - £450 plus VAT at 20% (£50 - £90)
HM Land Registry Registration Fee – <i>purchase or mortgage</i>	Set in accordance with the Land Registry fee Order as a Scale 1 fee for a purchase or Sale 2 for a Mortgage/Re mortgage. Alternatively this can be calculated by entering the details on the "Get a Conveyancing Quote" button on our website
Stamp Duty Land Tax Return Fee	£50 plus VAT (£10)
Money Laundering ID fee - per person (plus VAT)	£20.00 plus VAT (£4)
Source of funds fee	£20.00 per person plus VAT (£4)
Bank transfer fee	£45.00 plus VAT (£9)
HMLR search fee	£10 – £25 plus VAT at 20% (£2 - £5)

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales by using the [Welsh Revenue Authority's website](#).

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.

How long will it take?

How long it will take from an offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 6-10 weeks.

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 4-6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 3 months. In such, a situation additional charges would apply.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions, obtain evidence of your identification and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed.
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received

- Go through conditions of mortgage offer with you
- 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
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

Leasehold Properties

If the property you are buying or selling is a leasehold property there is a supplemental fee as set out in the Supplemental Fee table below.

In addition, there are certain disbursements which will be set out in the individual lease relating to the Property and are additional to those we would see in all transactions. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease.

Leasehold Disbursements

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50 and £250.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50 and £250.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £100 and £350.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50 and £250.

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Legal Fees

Our fees set out in the tables below assume that:

- a. 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
- b. this is the transfer of a registered title or the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

When considering the precise fees charged on any transaction, we take into account multiple factors including (but not limited to) the following:

- Transaction value
- Freehold or leasehold property
- Registered or unregistered property
- Property location
- Whether you are using a government help to buy scheme or currently have one secured on your home
- Complexity

- Urgency

We understand that transaction complications can sometimes arise that were not able to be anticipated at the time of giving our estimate and in those circumstances, you may be charged additional legal fees. We would advise you of any additional fees before they are incurred.

Examples of such circumstances are:

- The property is being newly constructed;
- There are issues surrounding planning and building regulations;
- Shared ownership;
- Transfer of Part;
- Private access issues;
- Private services;
- Residential Tenancies;
- Defective titles

Legal Fees

Purchase Value	Costs Range (plus VAT)
Transaction Value up to £550,000.00	Range between £1000.00 plus VAT and £2,050.00 plus VAT at 20% (£200 - £410))
Transaction Value in excess of £550,000	Range between £2,175.00 plus VAT and £20,000 plus VAT at 20% (£435 - £2,000)

Additional Supplements which may also apply

Supplement	Charge plus VAT
Leasehold fee	£250.00 plus VAT of £50
Unregistered fee	£250.00 plus VAT of £50
Deed of Covenant	£75.00 plus VAT of £15
New build fee	£150.00 plus VAT of £20
Help to buy Equity Loan	£175.00 plus VAT of £20
Help to buy ISA fee	£50.00 per ISA plus VAT of £10
Right to Buy	£100.00 plus VAT of £10
Declaration of Trust	£150.00 plus VAT of £30
Bank portal fees	£50.00 plus VAT of £10
Lawyer Checker fee	£20.00 plus VAT of £4

Sale Value	Costs Range (plus VAT)
Transaction Value up to £550,000.00	Range between £950.00 plus VAT and £1,830 plus VAT at 20% (£190 - £366)

Transaction Value in excess of £550,000	Range between £1,945 plus VAT and £20,000 plus VAT at 20% (£389 - £2,000)
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Additional Supplements which may also apply

Supplement	Charge plus VAT
Leasehold fee	£200.00 plus VAT of £25
Unregistered fee	£150.00 plus VAT of £20
Shared ownership fee	£100.00 plus VAT of £20

Mortgage/Re mortgage	Costs Range (plus VAT)
Mortgage Value 0-500,000	Range between £700 plus VAT and £850 plus VAT at 20% (£140 - £170)
Mortgage Value 500,000 or above	Range between £1,000 plus VAT and £2,025 plus VAT at 20% (£200 - £405)

Additional Supplements which may also apply

Supplement	Charge plus VAT
Leasehold fee	£200.00 plus VAT of £40
Unregistered fee	£150.00 plus VAT of £25
Bank portal fees	£50.00 plus VAT of £10