



Pricing Guide for

CONVEYANCING FEES

FEES FOR **SELLING** YOUR PROPERTY

Value of Property	Legal Fees	VAT on Legal Fees	Total
Up to £249,999.99	£747.00	£149.40	£896.40
£250,000.00 to £349,999.99	£847.00	£169.40	£1,016.40
£350,000.00 to £499,999.99	£947.00	£189.40	£1,136.40
£500,000.00 to £649,999.99	£1,047.00	£209.40	£1,256.40
Over £649,999.99	0.17% of purchase price	20% of Fee calculated on purchase price	Variable

Additional Fees:

- Leasehold supplement fee: **£247.00** plus VAT of **£49.40** (total **£296.40**)

Anticipated further fees, costs and disbursements on selling a property

- Office Copy Entries - **£8.40**
- Mortgage Redemption Fee - **£25.00** plus VAT at **£5.00** (total **£30.00**)
- Bankruptcy Search - **£3.20** per seller
- I.D. and Money Laundering Checks - **£16.95** plus VAT of **£3.39** (total **£20.34**) per seller
- Bank Transfer Fee - **£40.00** plus VAT at **£48.00** (total **£48.00**)

VAT:

Please note that where it is stated that VAT is applicable to a fee or disbursement, it will be charged at the relevant rate set by Law, which is (at the time of publication) 20%

If no VAT is shown, the Fee or Disbursement does not attract a VAT charge

Example of a freehold sale at £249,000.00 by a single owner

Our Legal Fees £747.00

VAT on Legal Fees £149.40

Office Copy Entries - £8.40

Mortgage Redemption Fee £30.00 including VAT

Bankruptcy Search - £3.20

I.D. and Money Laundering Checks £20.34 including VAT

Bank Transfer Fee - £48.00 including VAT

Total Estimated Cost - £1,006.34

FEEES FOR **BUYING** A PROPERTY

Value of Property	Legal Fees	VAT on Legal Fees	Total
Up to £249,999.99	£747.00	£149.40	£896.40
£250,000.00 to £349,999.99	£847.00	£169.40	£1,016.40
£350,000.00 to £499,999.99	£947.00	£189.40	£1,136.40
£500,000.00 to £649,999.99	£1,047.00	£209.40	£1,256.40
Over £649,999.99	0.17% of purchase price	20% of Fee calculated on purchase price	Variable

FEEES FOR **BUYING A NEW BUILD** PROPERTY

Value of Property	Legal Fees	VAT on Legal Fees	Total
Up to £249,999.99	£897.00	£179.40	£1,076.40
£250,000.00 to £349,999.99	£997.00	£199.40	£1,196.40
£350,000.00 to £499,999.99	£1,097.00	£219.40	£1,316.40
£500,000.00 to £649,999.99	£1,197.00	£239.40	£1,436.40
Over £649,999.99	0.17% of purchase price	20% of Fee calculated on purchase price	Variable

Additional Fees for buying a property:

- Leasehold supplement fee: **£247.00** plus VAT of **£49.40** (total **£296.40**)
- Help-to-Buy ISA fee: **£75.00** plus VAT of **£15** (total **£90.00**)
- Completion of SDLT Forms: **£82.00** plus VAT of **£16.40** (total **£98.40**)
- Lender's Solicitor's Fee: **Price to be confirmed by the Lender**
- LMS Fee: **£26.00** plus VAT of **£5.20** (total **£31.20**)

Anticipated further fees, costs and disbursements on buying a property

- Bank Transfer Fee - **£40.00** plus VAT at **£8.00** (total **£48.00**)
- Bankruptcy Search - **£3.20** per purchaser
- Land Registry Search Fee - **£4.20**
- I.D. and Money Laundering Checks - **£16.95** plus VAT of **£3.39** (total **£20.34**) per purchaser
- Search Pack - **approx. £250.00** (estimated and subject to change) plus **VAT at 20%**
- Land Registry Fee - **£150.00**
- SDLT submission Fee: **£5.00** plus VAT of **£1.00** (total **£6.00**)
- Land Registry AP1 Fee: **£5.00** plus VAT of **£1.00** (total **£6.00**)
- Lawyer Checker: **£12.50** plus VAT of **£2.50** (total **£15.00**)
- Source of Funds Check: **£13.95** plus VAT of **£2.79** (total **£16.74**)
- **Stamp Duty Land Tax:** Stamp Duty (or in Wales, Land Transaction Tax) depends on factors such as the purchase price of your property, whether you intend to occupy the property as your home and whether you own another property, etc. 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](#).

VAT:

Please note that where it is stated that VAT is applicable to a fee or disbursement, it will be charged at the relevant rate set by Law, which is (at the time of publication) 20%

If no VAT is shown, the Fee or Disbursement does not attract a VAT charge

Example of a freehold purchase (not a new build) at £249,000.00 on Canvey Island by a single owner, for cash (with no lender/mortgage) to use as principle home who owns no other property and is not a first time buyer.

Our Legal Fees **£747.00**

VAT on Legal Fees **£149.40**

Completion of SDLT Forms: **£98.40** including VAT

Bank Transfer Fee - total **£48.00** including VAT

Bankruptcy Search - **£3.20**

Land Registry Search Fee - **£4.20**

I.D. and Money Laundering Checks - **£20.34** including VAT

Search Pack – **£292.91** (subject to change by the Government)

Land Registry Fee - **£150.00**

SDLT submission Fee: **£6.00** including VAT

Land Registry AP1 Fee: **£6.00** including VAT

Lawyer Checker: **£15.00** including VAT

Source of Funds Check: **£16.74** including VAT

Stamp Duty Land Tax: **£0.00** (subject to change by the Government)

Total Estimated Cost - £1,557.19

Please note this estimate does **not** take into account any 'help to buy' schemes, stamp duty reductions and other such arrangements that the Government may introduce from time to time.

FEES FOR RE-MORTGAGING

Legal Fee – Fixed Fee of **£647.00** plus VAT (20%) of **£129.40**

Subtotal of Legal Fees **£776.40**

Anticipated further costs and disbursements on re-mortgaging

- Bank Transfer Fee - **£40.00** plus VAT at **£8.00** (total **£48.00**)
 - Bankruptcy Search - **£3.20**
 - Land Registry Search - **£4.20**
- I.D. and Money Laundering Checks - **£16.95** plus VAT of **£3.39** (total **£20.34**)
 - Search Pack - **£300.00**
 - Land Registry Fee - **£45.00**

Subtotal for anticipated further costs and disbursements **£402.74**

Estimated total cost of Re-Mortgaging

£1,197.14

VAT:

Please note that where it is stated that VAT is applicable to a fee or disbursement, it will be charged at the relevant rate set by Law, which is (at the time of publication) 20%

If no VAT is shown, the Fee or Disbursement does not attract a VAT charge

OTHER COSTS ASSOCIATED WITH LEASEHOLD SALES & PURCHASES

If you are buying or selling a Leasehold property, there are further costs which may be payable to Third parties like landlords and/or freeholders.

These costs will vary depending on the terms of the Lease and what the individual third parties charge. However, we provide below an estimate of what these are likely to be.

Management Pack (sale only):

Costs can range between **£200.00** plus VAT of **£40.00** (total **£240.00**) to **£600.00** plus VAT of **£120.00** (total **£720.00**) and are paid to the landlord or managing agent.

Notice of transfer fee (purchase only):

This fee is normally set out in the lease and are paid to the landlord/management company. They can range between **£25.00** plus VAT of **£5.00** (total **£30.00**) to **£150.00** plus VAT of **£30.00** (total **£180.00**)

Notice of charge fee (purchase only, where the property will be mortgaged):

This fee is normally set out in the lease and is paid to the landlord/management company. It can range between **£25.00** plus VAT of **£5.00** (total **£30.00**) to **£150.00** plus VAT of **£30.00** (total **£180.00**).

Deed of covenant fee (purchase only):

This fee is normally advised by the landlord/management company. It is usually between **£100.00** plus VAT of **£20.00** (total **£120.00**) to **£300.00** plus VAT of **£60.00** (total **£360.00**) but can be higher.

Certificate of compliance fee (purchase only):

This fee is usually stated in the lease. It can range between **£100.00** plus VAT of **£20.00** (total **£120.00**) to **£200.00** plus VAT of **£40.00** (total **£240.00**).

License to Assign fee (purchase only):

This fee is usually stated in the lease, and is payable to the Landlord's solicitors. The fees can range between **£500.00** plus VAT of **£100.00** (total **£600.00**) to **£900.00** plus VAT of **£180.00** (total **£1,080.00**)

Please note that where it is stated that VAT is applicable to a fee or disbursement, it will be charged at the relevant rate set by Law, which is (at the time of publication) 20%

Conveyancing Overview

Our fees cover all the work required to complete the sale, purchase or re-mortgage of your home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property is in Wales.

This estimate assumes that the transaction will not be substantially more complex or time-consuming than usual. If the transaction should go abortive, the amount you will be charged will depend on the stage the matter had reached and the percentage of total work which had already been undertaken. Please note that any disbursements already paid will be unable to be claimed back.

The following factors can vary the price of the quote.

- If the property is not registered with the HM Land Registry then this will incur a further charge.
- If a mortgage is being obtained then a Mortgage Legal Supplement fee will be charged in accordance with the mortgage offer which is a minimum amount of £180.00 plus VAT of £36.00 (currently calculated at 20%) for a total of £236.00.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees, AML searches, bankruptcy searches, etc. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty or Land Tax

Stamp Duty (or in Wales, Land Transaction Tax) depends on factors such as the purchase price of your property, whether you intend to occupy the property as your home and whether you own another property, etc. 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](#).

How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8 to 19 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 8 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 6 and 12 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 are involved:

- Take your instructions 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 to the 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.

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.
- The transaction is concluded in a timely manner and no unforeseen complications 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.

Please find below various reasons for why our quote can increase.

- The value of the property.
- Whether you are a first-time buyer.
- If you are undertaking a re-mortgage.
- Whether the property is a Freehold or Leasehold.
- If the property is a new build.
- If you require first registration of the property title.

- Whether there is a mortgage to deal with, or alternatively an Islamic mortgage.
- In purchase cases, whether the property is a primary residence, a buy to let or a second/holiday home.
- If there are multiple owners.
- If there is a shared ownership scheme.
- If you are using a help to buy scheme, and whether it is an equity loan or an ISA.
- If the purchase is being made using a 'right-to-buy' scheme (or similar).
- If the property was purchased at auction.
- If the property has been repossessed.

Conveyancing Team and Experience:

NAME	POSITION	QUALIFICATION	EXPERIENCE
David John Hook	Senior Partner	Solicitor of the Senior Courts Admitted 01.12.1973	40+ years of Conveyancing experience
David Russell Hook	Managing Partner	Solicitor Admitted 16.11.2009	10+ years of Conveyancing experience
Stephen Cottrell	Consultant	Licensed Conveyancer	30+ years of Conveyancing experience
Abbey Knight	Associate Solicitor	Solicitor Admitted 15.06.2015	8+ years of Conveyancing experience
Debbi Wallings	Conveyancing Manager	Conveyancing Executive	30+ years of Conveyancing experience