RESIDENTIAL CONVEYANCING FIXED FEE

Our fees, as detailed and set out in the table below, cover all of the work required to complete:-

- the purchase of your new home;
- the sale of your existing home; or
- mortgage / re-mortgage of your existing home.

Our fees are given on a fixed fee basis and all work will be carried out by a Solicitor / Partner of the firm experienced in residential conveyancing. Please refer to our 'Profiles' page for more detail.

These fees include 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 you wish to buy is in Wales.

Please note that these fixed fees do not apply to the following:

- **the purchase, sale or re-mortgage/mortgage of an investment/buy to let property;**
- **agricultural properties;**
- **properties with more than 0.75 acre of land;**
- **properties bought or sold at auction; and**
- **to properties located in London or the South East.**

If your transaction involves any of the above then please contact the office for a specific estimate.

Consideration / Value	Sale / Purchase (freehold)	Mortgage / re-mortgage
£0.00 - £100,000.00	£750.00 + VAT	£450.00 +VAT
£100,001.00 - £200,000.00	£850.00 + VAT	
£200,001.00 - £350,000.00	£995.00 + VAT	
£350,001.00 - £500,000.00	£1,150.00 + VAT	Please contact the office for an estimate
£500,001.00 - £650,000.00	£1,400.00 + VAT	
£650,001.00 - £750,000.00	£1,950.00 + VAT	
£750,001.00 - £900,000.00	£2,250.00 + VAT	
£900,001.00 - £1 million	£2,600.00 + VAT	
£1 million plus	Please contact the office for an estimate	

In addition, the following costs may also be payable (if required):

Gifted Deposit
£200.00 + VAT
Declaration of Trust
£200.00 + VAT
New Build Properties
£450.00 + VAT
Help to Buy ISA
£50.00 + VAT (per bonus request)
Shared Ownership
£300.00 + VAT
Leasehold Fee
£250.00 + VAT
Transfer of Part Fee
£350.00 + VAT
Transfer of Equity Fee
£600.00 + VAT

Our fees ASSUME THAT:

- we will meet with you on one occasion to look over the papers and arrange signing of the documents
- each matter is a standard transaction and that no unforeseen issues / complications 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 complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity insurance policies are required. Additional costs may apply if indemnity policies are required.

Please note that the above fees DO NOT include any additional costs we may have to incur in dealing with (and where necessary rectifying) the following:

- if the legal title is defective or part of the property is unregistered
- if you intend to obtain bridging finance to assist in the transaction
- we discover building regulations or planning permission has not been obtained
- we are required to prepare any, statutory declarations or other ancillary legal documents
- if crucial documents we have previously requested from you have not been provided and we are required to obtain these ourselves

Where additional work becomes necessary we shall discuss and agree with you any proposed increase in the level of our fees prior to incurring the same.

Other costs

In addition to our fees, as indicated above, the following costs below would also normally be payable (depending upon the nature of your transaction).

These costs are related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of these costs on your behalf to ensure a smoother process.

Likely Costs – Purchase (freehold / leasehold)

	COSTS	VAT	TOTAL
Estimated Search Fees	£250.00	£50.00	£300.00
HM Land Registry Fees	www.gov.uk/guidance/hm-land-registry-registration-services-fees		
Search of the Index Map (per search)	£4.00	£0.80	£4.80
Stamp Duty Land Tax		HMRC's website	
Stamp Duty Land Tax online fee	£10.00	£2.00	£12.00
Land Registry Priority Search (per search)	£3.00	£0.60	£3.60
Bankruptcy Search (per name)	£2.00	£0.40	£2.40
Telegraphic Transfer Fee (per transfer)	£25.00	£5.00	£30.00
Landlord / managing agent fee		TBC	
LMS / ULS Lender Panel Fee	£25.00	£5.00	£30.00

Likely Costs – Sale (freehold / leasehold)

	COSTS	VAT	TOTAL
Official Copy Entries (per document)	£3.00	£0.60	£3.60
Land Charges Search (per name)	£2.00	£0.40	£2.40
Search of the Index Map (per search)	£4.00	£0.80	£4.80
Landlord / managing agent information fee		TBC	
Telegraphic Transfer Fee (per transfer)	£25.00	£5.00	£30.00
Estate Agent's Fee		TBC	

Likely Costs – Mortgage / re-mortgage

	COSTS	VAT	TOTAL
Estimated Search Fees	£250.00	£50.00	£300.00
HM Land Registry Fees	www.gov.uk/guidance/hm-land-registry-registration-services-fees		
Official Copy Entries (per document)	£3.00	£0.60	£3.60
Search of the Index Map (per search)	£4.00	£0.80	£4.80
Land Charges Search (per name)	£2.00	£0.40	£2.40
Telegraphic Transfer Fee (per transfer)	£25.00	£5.00	£30.00
Land Registry Priority Search (per search)	£3.00	£0.60	£3.60
Bankruptcy Search (per name)	£2.00	£0.40	£2.40

Timescales for residential conveyancing

How long it will take from your offer being accepted until you can move will depend on a number of factors. The average process takes between 10 - 18 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 about 4 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.

Key stages of residential conveyancing

The initial part of conveyancing begins once a seller and a buyer agree a price for the sale/purchase of a property. If there is an agent acting for the seller, they will send to both parties and their legal representatives the notification of sale. These set out the agreed price, any agreed terms of the sale and the details of the seller and the buyer and their legal representatives.

The legal representatives will then write to their clients with their terms and conditions. They will also request evidence of ID and possibly request monies on account. The seller will be asked to provide information about the property on a number of forms.

The seller's legal representative will prepare a Contract pack which includes the legal title, a draft Contract and the forms completed by the seller. The buyer's legal representative will check the title, request searches and raise enquiries with the seller's legal representative.

Where a buyer is taking out mortgage finance the transaction cannot proceed until the lender has issued the mortgage offer to the buyer's legal representative. On receipt of the mortgage offer the buyer's legal representative will check the terms of the mortgage offer and raise any queries as required.

Both legal representatives will report to their client on the detail of the transaction and the papers will be signed.

Once all parties have signed the Contract and other relevant papers the transaction can move to exchange of contracts. On exchange of contracts the matter becomes legally binding and a date is fixed for the sale/purchase to take place. A deposit for the property is normally payable by the buyer at this stage. The date that is agreed for completion is called the completion date, and is the day on which the buyer pays for the property and the seller moves out.

The buyer's legal representative will notify the Revenue of the transaction, and submit the necessary Revenue return, together with payment of any stamp duty. They will then arrange for registration of the buyer and their lender's interest in the property at the Land Registry.

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