

## Residential Conveyancing – Pricing Information

Our fees cover all of the work required to complete the purchase of your new 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 you wish to buy is in Wales.

Our fee assumes that it 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
- if the property is leasehold it is the assignment of an existing lease and is not the grant of a new lease
- 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 policies are required. Additional disbursements may apply if indemnity policies are required.

### Residential Purchase

Scale of Charges -(vat is charged at 20%)						
Price	Freehold			Leasehold		
	Cost £	VAT £	Total £	Cost £	VAT £	Total £
Up to £150,000.00	600.00	120.00	720.00	700.00	140.00	840.00
£151,000.00 –500,000.00	750.00	150.00	800.00	850.00	170.00	1020.00
£500,000.00 to £750,000.00	850.00	170.00	1,020.00	950.00	190.00	1,140.00
£750,000.00 to £1,000,000	1,000.00	200.00	1,200.00	1,100.00	220.00	1,320.00

Disbursements These are payments made on your behalf to others. The list below is for illustration purposes. This list is not exhaustive and other disbursements may apply depending on the location of the property .

Local search	
Drainage search	
Environmental search	
Bankruptcy search	
Land Registry search	
Land Registry fees	
Chancel Indemnity Insurance	
Telegraphic Transfer fees	
Land Transaction Tax (Sole Residence)	

### Residential Sales

#### Scale of Charges

(vat is charged at 20%)

Price	Freehold			Leasehold		
	Cost £	Vat £	Total £	Cost £	VAT £	Total £
Up to £150,000.00	600.00	120.00	720.00	700.00	140.00	840.00
£151,000.00 –500,000.00	750.00	150.00	800.00	850.00	170.00	1020.00
£500,000.00 to £750,000.00	850.00	170.00	1,020.00	950.00	190.00	1,140.00
£750,000.00 to £1,000,000	1,000.00	200.00	1,200.00	1,100.00	220.00	1,320.00

Disbursements These are payments made on your behalf to others. The list below is for illustration purposes. This list is not exhaustive and other disbursements may apply depending on the location of the property.

Copy Register Entries	
Copy Title Plan	
Copy Document	
Telegraphic Transfer fees	

Disbursements on a re-mortgage & transfer of ownership. These are payments made on your behalf to others. The list below is for illustration purposes. This list is not exhaustive and other disbursements may apply depending on the location of the property and the requirements of your new Lender.

Local search	
Drainage search	
Environmental search	
Bankruptcy search	
Land Registry search	
Land Registry fees	
Chancel Indemnity Insurance	
Telegraphic Transfer fees	

Additional Charges - (vat is charged at 20%)	Cost £	VAT £	Total £
Unregistered sale or purchase	£100.00	20.00	120.00
Help to Buy & Help to Buy Isa	£100.00	20.00	120.00
Declaration of Trust on joint purchase	125.00	25.00	150.00
Simple re-mortgage	500.00	100.00	600.00
Transfer of ownership & re-mortgage	500.00	100.00	600.00

**Disbursements -Leasehold Properties** – when you purchase or sell a leasehold property, for example a flat, there will be the same disbursements incurred as on a freehold purchase or sale however, there will be other disbursements that you will have to pay in addition to those . These can vary significantly from property to property and are set out in the lease relating to that property. The items you can expect will include some or all of the following though this list is not exhaustive and other disbursements may apply depending on the terms of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

<b>Leasehold purchase</b>
Notice of Transfer fee – This is to advise the Landlord/Management Company of the change of ownership. This fee is set out in the lease and can be from as little as £10 or over-£150 o
Notice of Charge fee (if the property is to be mortgaged) – This is to advise the Landlord/Management Company of your mortgage company This fee is set out in the lease and can be from as little as £10 or over-£150 o
Certificate of Compliance fee – The certificate confirms that the obligations in the lease have been complied with and can range between £100 – £300 + VAT .(£120.00 to £360.00 inc)
Deed of Covenant fee – This is a deed whereby you promise to observe the obligations in the Lease. It is set by the management company and is often between £100 and £250 + VAT(£120.00-£300.00 inc)
<b>Leasehold sale</b>
LPE1 sales pack from Freeholder – This provides the information you will need to supply to a Buyer regarding ground rent and insurance. It can range between £100 – £300 + VAT (£120.00 - £360.00 inc)
LPE1 sales pack from Management Company – This provides the information you will need to supply to a Buyer regarding service charges. It can range between £100 – £300 + VAT(£120.00 - £360.00 inc)

## **Land Transaction Tax (Wales) (on purchase) or Stamp Duty Land Tax (England)**

This depends on the purchase price of your property. If it is a buy to let or a second property the higher rate will apply. You can calculate the amount you will need to pay by using the Welsh Revenue Authority's website if the property is located in Wales or HMRC's website if the property is located in England

- Land Registry fees are based upon the value of the property and whether the application is made electronically or by post. A Guide is available from the Land Registry's website.

### **When will payments be required**

- Once you have confirmed that you wish to instruct us to act on your behalf we will require an initial deposit towards your costs and disbursements of £300.00 (exclusive of vat) in order that we can commence the conveyancing.
- For a purchase the balance of costs and disbursements including Land Tax will be required to be paid before the completion date.
- For a sale, the balance of costs and disbursements can be deducted from the sale proceeds.

### **Who will be working on your case?**

<b>Solicitor</b>	<b>Qualifications</b>	<b>Status</b>	<b>Year qualified</b>	<b>Specialism</b>
<b>J.Mark Crowley</b>	<b>B.Sc (Econ)</b>	<b>Principal Solicitor Supervisor</b>	<b>1985</b>	<b>Residential Sales and purchases, plot sales and purchases, commercial leases, transfer of equity, deed of gift,</b>
<b>Anna M Stewart</b>	<b>LL.B (Hons)</b>	<b>Solicitor Head of Conveyancing Supervisor</b>	<b>1991 FILEX (resigned) 1992 Licensed Conveyancer (resigned) 2002 Solicitor</b>	<b>Residential Sales and purchases, plot sales and purchases, commercial leases, transfer of equity, deed of gift,</b>