

## **Residential Conveyancing – Fees**

*For a more accurate, detailed estimate of the likely fees which will be payable for your matter and an explanation of the process and possible timescales involved, you will need to call us on 01372 721 122.*

Estimates can only be provided based on the information you provide us with and on the assumption that the transaction will not prove to be substantially more complex or time-consuming than expected. If the matter proves to be complex, you will be informed by the person dealing with your matter about any additional fees likely to be charged and why. The hourly rate of the person dealing with the matter may then apply.

If the matter does not proceed to completion, any work done and payments made up to that point will remain chargeable.

Please find below some examples of possible estimates for different transactions to help you see how the fees/prices are structured:

### **Freehold Sale**

Property Sale Price: £650,000.00

Postcode: KT19 8AZ

<b>Professional Fees</b>	<b>Ex VAT</b>	<b>Inc VAT</b>
Conveyancing Fee	£975.00	£1,170.00
Bank Transfer	£30.00	£36.00
SubTotal	£1,005.00	£1,206.00
<b>Disbursements/Third Party</b>		
Land Registry Admin Fee	£3.00	£3.60
Official Copies	£9.00	£9.00
SubTotal	£12.00	£12.60
	.....	.....
<b>Total</b>	<b>£1,017.00</b>	<b>£1,218.60</b>

**Freehold Purchase**

Property Purchase Price: £650,000.00

Postcode: KT19 8AZ

<b>Professional Fees</b>	<b>Ex VAT</b>	<b>Inc VAT</b>
Conveyancing Fee	£1,075.00	£1,290.00
Bank Transfer	£30.00	£36.00
SubTotal	£1,105.00	£1,326.00
<b>Searches Packs</b>		
Drainage & Water Search	£59.47	£71.36
Official Local Authority Search	£122.50	£142.00
Environmental Search	£79.00	£94.80
SubTotal	£260.97	£308.17
<b>Disbursements/Third Party</b>		
OS1	£3.75	£3.90
Bankruptcy Search	£2.75	£2.90
Land Registry Admin Fee	£3.00	£3.60
SDLT Fee	£3.00	£3.60
Stamp Duty Land Tax	£22,500.00	£22,500.00
Land Registry Fee	£270.00	£270.00
SubTotal	£22,782.50	£22,784.00
<b>Total</b>	<b>£24,148.47</b>	<b>£24,418.17</b>

**Leasehold Sale**

Property Sale Price: £350,000.00

Postcode: KT19 8AZ

<b>Professional Fees</b>	<b>Ex VAT</b>	<b>Inc VAT</b>
Conveyancing Fee	£1,075.00	£1,290.00
Bank Transfer	£30.00	£36.00
SubTotal	£1,105.00	£1,326.00
 <b>Disbursements/Third Party</b>		
Land Registry Admin Fee	£3.00	£3.60
Official Copies	£9.00	£9.00
Management pack (estimate)	£300.00	£360.00
SubTotal	£312.00	£372.60
	.....	.....
<b>Total</b>	<b>£1,417.00</b>	<b>£1,698.60</b>

**Leasehold Purchase**

Property Purchase Price: £350,000.00

Postcode: KT19 8AZ

<b>Professional Fees</b>	<b>Ex VAT</b>	<b>Inc VAT</b>
Conveyancing Fee	£1,100.00	£1,320.00
Bank Transfer	£30.00	£36.00
SubTotal	£1,130.00	£1,356.00
<b>Searches Packs</b>		
Drainage & Water Search	£59.47	£71.36
Official Local Authority Search	£122.50	£142.00
Environmental Search	£79.00	£94.80
SubTotal	£260.97	£308.16
<b>Disbursements/Third Party</b>		
OS1	£3.75	£3.90
Bankruptcy Search	£2.75	£2.90
Land Registry Admin Fee	£3.00	£3.60
SDLT Fee	£3.00	£3.60
Stamp Duty Land Tax	£7,500.00	£7,500.00
Land Registry Fee	£135.00	£135.00
Notice fees (estimated)	£200.00	£240.00
SubTotal	£7,847.50	£7,889.00
	.....	.....
<b>Total</b>	<b>£9,238.47</b>	<b>£9,553.16</b>

**Remortgage**

Amount to remortgage: £250,000.00

Postcode: KT19 8AZ

<b>Professional Fees</b>	<b>Ex VAT</b>	<b>Inc VAT</b>
Conveyancing Fee	£650.00	£780.00
Bank Transfer	£30.00	£36.00
SubTotal	£680.00	£816.00

**Disbursements/Third Party**

Bankruptcy Search Fee	£2.75	£2.90
Land Registry Search Fee	£3.75	£3.90
Land Registry Fee	£40.00	£40.00
Local Search Fee	£122.50	£142.00
SubTotal	£169.00	£188.80
	.....	.....
<b>Total</b>	<b>£849.00</b>	<b>£1,004.80</b>

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*Explanatory Notes*

- *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.*
- *Stamp Duty Land Tax (on purchases) – this depends on the purchase price of the property and the situation, for example if you are a first time buyer or you are buying a second property. You can calculate the amount you will need to pay by using the HMRC’s website or if the property is located in Wales by using the Welsh Revenue Authority’s website.*