



PROPERTY CHARGES

Conveyancing Fees

Transaction Value	Up to £500k	£500k - £750k	£750k - £1m	Over £1m
Freehold	£1,400	£1,600	£1,800	0.18%
Leasehold	£1,650	£1,850	£2,050	0.2%
Remortgage	£795	£795	£795	£1,500

All prices are exclusive of VAT. If VAT is charged, it will be charged at a rate of 20%. All fees are fixed fees unless otherwise advised

Additional fees will be charged if your transaction involves any of the following:

- Declaration of Trust
- New Build
- Help to Buy
- Expedited completion
- Deed of Variation
- Transfer of Equity
- Additional Borrowing
- Informal Lease ext.
- Formal Lease ext.
- Equity Release
- Legal Charge

The above are a list of services that might reasonably be expected to be included in the price but are not.

Likely Disbursements

- For providing Bank Telegraphic Transfer (CHAPS) we charge £35 plus VAT and two transfers are usually necessary in each transaction
- For sales, Land Registry Official Copy Entries: £3.90 per copy
- Leasehold sales: Landlord/managing agent fees for supplying leasehold information. This varies considerably but we estimate £300 - £450 plus VAT
- Purchase/remortgage: Land Registry Registration fees: this depends on the value of the transaction and other factors and is between £20 and £1,105. The Land Registry website details the full scale of fees.
- Purchase/remortgage: Land Registry pre completion searches are £3.90 (number of searches required will depend on number of purchasers)
- Purchase/remortgage: property searches: estimated at £450 plus VAT
- Leasehold purchase/remortgage: Landlord or managing agent's notice/admin fees: estimated between £250 and £400 plus VAT

Key Stages and Likely Timescales

This will vary transaction by transaction but overall, we estimate between eight and twelve weeks from the point of instruction to exchange of Contracts with completion usually between 1 and 4 weeks after that.

Some of the key stages may include:

- Taking your instructions and giving you initial advice
- Checking finances are in place to fund purchase and contact lender's solicitors if needed
- Receiving and advising on contract documents
- Carrying out searches
- Obtaining further planning documentation if required
- Making any necessary enquiries of seller's solicitor
- Giving you advice on all documents and information received
- Going through conditions of mortgage offer with you
- Sending final contract to you for signature
- Agreeing completion date (date from which you own the property)
- Exchanging contracts and notifying you that this has happened
- Arranging for all monies needed to be received from lender and you
- Completing your purchase
- Dealing with payment of Stamp Duty/Land Tax
- Dealing with application for registration at Land Registry