



## PROPERTY CHARGES

### Conveyancing Fees

<b>Transaction Value</b>	Up to £500k	£500k - £750k	£750k - £1m	Over £1m
<b>Freehold</b>	£1,400	£1,500	£1,600	0.18%
<b>Leasehold</b>	£1,500	£1,650	£1,850	0.2%
<b>Remortgage</b>	£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