

## Residential Conveyancing – Pricing Transparency

### Our fees

(these may be subject to additional charges – see below for further details)

Price	Buying fixed fee (excl. VAT) – Freehold	Selling fixed fee (excl. VAT) – Freehold	Buying fixed fee (excl. VAT) – Leasehold	Selling fixed fee (excl. VAT) – Leasehold	Remortgage fixed fee (excl. VAT)
£1 - £250,000	£1,200	£1,200	£1,500	£1,500	£1,200
£250,001 - £750,000	£1,500	£1,500	£1,800	£1,600	£1,500
£750,001 - £1,000,000	£1,800	£1,600	£1,900	£1,700	£1,800
Over £1,000,000	0.2% of purchase price	0.2% of purchase price	0.2% of purchase price	0.2% of purchase price	0.2% of value

### Additional fixed charges that are likely to arise

Item	Fixed fee (excl. VAT)
Electronic ID and anti-money laundering checks	£9.95 - £19.90 per person
Bank charges for Faster Payments	£10

Bank charges for CHAPS payment (guaranteed by the bank to arrive the same day) and payments over £1,000,000

£30

### Additional fixed charges for less usual transactions

<b>Additional work involved</b>	<b>Fixed fee (excl. VAT)</b>
Unregistered title	£250
New build property from a developer	£500
Shared Ownership lease	£500
Variation to the lease as part of a sale, purchase or remortgage	£750
Transaction involving a variation to the lease through a statutory mechanism (including the Leasehold Reform, Housing and Urban Development Act 1993)	£950
High-rise transactions (i.e. those involving queries arising from the Building Safety Act 2022)	£750
Help to Buy second charge on property	£500
Help to Buy ISA	£50 per ISA
Declarations of trust (when recording different levels of contributions towards the purchase price and/or unusual shares in ownership)	£495
Gifted deposits	£125
Arranging bespoke indemnity insurance policies	£150
If the buyer is a company	£200
If the buyer or the seller is an overseas company	£350

When the lender has separate legal representation	£250
Claiming back Higher Rate Stamp Duty Land Tax (following sale of previous main residence)	£300
Expedite fee	£150

### Other additional charges for less usual transactions

Please note that there are cases when there will be additional complexity to a transaction, for example, such as when the property is listed and/or situated in a site of historical significance, or there are multiple or ancillary units forming part of the property, or the property has unique features or attributes that require additional advice and investigation. In cases where there is additional complexity, additional fees will be estimated to be between a range of £500 – £1,500 plus VAT. It is this firm's policy to be transparent on the matter of costs and as soon as we are aware of any complexity we will bring this to your attention.

### Hourly Rates

<b>Person dealing</b>	<b>Hourly rate (excl. VAT)</b>
Partner:	£230
Solicitor:	£185
Legal Executive:	£225
Paralegal/Trainee Solicitor:	£130

## Disbursements

(please note that, whilst we endeavour to provide as much information as possible, these are third party costs and there may on occasion be others that are not listed below)

Item	Transactions when required	Cost (excl. VAT)
Local authority, water/drainage and other conveyancing searches	Purchase/remortgage	Between £300 and £900 typically, depending on the area in which the property is located and any specific requirements of the lender
Land Registry application fee	Purchase/remortgage	Between £20 and £500 depending on the value of the property  No VAT is charged  A link to the Land Registry fee calculator is here:  <a href="https://fee-calculator.landregistry.gov.uk/">https://fee-calculator.landregistry.gov.uk/</a>
Official copy entries of Land Registry title documents and planning documents	Sale	Between £6 and £50 typically depending on the structure of the title and any planning documents
Stamp Duty Land Tax (SDLT) and Land Transaction Tax (LTT)	Purchase	SDLT and LTT are generally assessed on the value of the property and will be incurred at different levels if you are: <ul style="list-style-type: none"><li>• A first time buyer</li><li>• An overseas buyer</li><li>• Purchasing an additional property</li><li>• Acquiring an interest in property whether or not as a gift if there is liability for</li></ul>

		<p>mortgage debt being assumed</p> <p>A link to HM Revenue &amp; Customs SDLT calculator and rates tables can be found here:</p> <p><a href="https://www.gov.uk/stamp-duty-land-tax/residential-property-rates">https://www.gov.uk/stamp-duty-land-tax/residential-property-rates</a></p> <p>A link to the Welsh Revenue Authority's LTT calculator and rates tables can be found here:</p> <p><a href="https://www.gov.wales/land-transaction-tax-calculator">https://www.gov.wales/land-transaction-tax-calculator</a></p> <p>VAT is not applicable</p>
Leasehold management information packs provided by the landlord's managing agent	Sale	Typically between £50 and £750 depending on the type and location of the property and the number of agents involved
Notice of assignment/transfer/charge fees	Purchase/remortgage	Typically between £50 and £300 depending on the type and location of the property and the number of agents involved
Deed of covenant, compliance certificates, management company applications	Purchase	Typically between £150 and £750 depending on the type and location of the property and the number of documents involved
Companies House registration fees	Purchase/remortgage	<p>£13 per document being registered</p> <p>No VAT is charged</p>