

**CONVEYANCING CHARGES – PRICE INDICATION**

	Properties up to £500,000 £		Properties £500,001 - £999,999 £		Properties up to £999,999		£1m and above
	Freehold Sale and Purchase	Leasehold Sale and Purchase	Freehold Sale and Purchase	Leasehold Sale and Purchase	Re-mortgage Freehold	Re-mortgage Leasehold	
Fixed fees	895.00	995.00	995.00	1095.00	650	650	Please call for a personalised quote for properties which are of high value. The risk involved and the location of the property will affect the charges we make for our services.
VAT	179.00	199.00	199.00	219.00	130	130	
Completion fee to include bank charges	60.00	60.00	60.00	60.00	60	60	
VAT	12.00	12.00	12.00	12.00	12.00	12	
SDLT return	75.00	75.00	75.00	75.00			
VAT	15.00	15.00	15.00	15.00			
ID check per person	11.94	11.94	11.94	11.94	11.94	11.94	
Disbursements (Third Party Expenses *)							
Land Registry Copy register & plan	Sale only 6.00	Sale only 12.00	Sale only 6.00	Sale only 12.00	6.00	12.00	
Land Registry Priority search	3.00	3.00	3.00	3.00			
Bankruptcy search per person	2.00	2.00	2.00	2.00			
Land Registry registration fee	This is determined by the Land Registry and will vary according to the Property value						
Property searches • (see below)	220.00	220.00	220.00	220.00			
Copy of Lease					3.00	3.00	

**PLEASE REMEMBER** – all transactions are personal and have specific requirements, so it is difficult to be 100% accurate without knowing the exact details of your transaction. These figures give a general idea of the cost involved but please call us to provide your specific details and we will then produce a personalised quote for you.

- The usual searches for residential property transactions are – Local Authority, Water Services and Environmental search. There are many reasons why additional searches may be required and you will be advised accordingly

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry Fees. We handle the payments of disbursements on your behalf to ensure a smoother process.

\*Stamp Duty Land Tax (SDLT) for properties registered in England: In respect of a purchase transaction in addition to the Disbursements (Third party Expenses) you must pay Stamp Duty Land Tax (SDLT) if you buy a property or land that is registered in England over a certain price. Use the link provided to take you to the HMRC Stamp Duty Land Tax Calculator to work out your Stamp Duty liability <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

There may be additional documents required from the Land Registry.

When purchasing land or property that is unregistered it must be registered for the first time when you take ownership of it or mortgage it. Use the link provided to work out the cost of registering land or property for the first time <https://www.gov.uk/registering-land-or-property-with-land-registry/register-for-the-first-time>

Land Registry Fees are payable for all purchase and re-mortgage transactions in addition to the Disbursements (Third party Expenses) , Use the link provided to work out the applicable fee to your transaction <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

### **Leasehold Fees**

Additional fees apply to leasehold properties such as Ground Rent, Service charge fees, Management Pack fees, Notice of Transfer fees etc however, this list is not exhaustive and other disbursements may apply depending on the term of the lease. We can provide you with these figures upon receipt of the lease.

### **How long will it take**

[Click here to see Conveyancing process](#)