

Our Residential Conveyancing Fees

We offer residential conveyancing services on a fixed fee basis. Our charges can be set out as follows: -

Residential Sale (Freehold and Leasehold)*

Sale Price (£)	0 - 200,000	200,001-350,000	350,001 - 500,000	500,000 - 750,000	750,001 - 1,000,000	1,000,000 +
Our Fees	£900.00	£1000.00	£1200.00	£1400.00	£1,600.00	POA
Dealing with Lease	£125.00	£125.00	£125.00	£125.00	£125.00	£125.00
Lender's Discharge fee	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00
Bank Transfer Charge	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00
File Storage	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00
AML Search (per person)	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00

* VAT is payable at the prevailing rate

Other Costs and Disbursements

You will also be required to pay for copies of the Register of Title and Filed Plan which cost £3.00 each. Where additional documents are required Land Registry charges £3.00 per document (for example a copy of a lease or supplemental conveyance or transfer deed). An Anti-Money Laundering Search is carried out against each seller at a cost of £4.00 (per person)

On leasehold properties, there may be additional charges required under the Lease payable to the Landlord and/or Management Company. As soon as we know what these are we will inform you.

You will also need to pay commission to your estate agent, if applicable.

If the transaction falls through before completion, then we will charge a proportion of our fee plus VAT and any disbursements which we have paid out on your behalf.

Purchase (Freehold and Leasehold)*

Property Purchase Price (£)	0 - 200,000	200,001 - 350,000	350,001 - 500,000	500,001 - 750,000	750,001 - 1,000,000	1,000,001 +
Our Fees	£900.00	£1000.00	£1200.00	£1400.00	£1500.00	POA
Lease	£195.00	£195.00	£195.00	£195.00	£195.00	£195.00
Mortgage	£95.00	£95.00	£95.00	£95.00	£95.00	£95.00
SDLT Fee	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00
Bank Transfer Charge	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00
File Storage	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00
AML Search (per person)	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00

* VAT is payable at the prevailing rate

Other Costs and Disbursements

On leasehold properties, there may be additional charges required under the Lease payable to the Landlord and/or Management Company. As soon as we know what these are we will let you know. In a typical purchase transaction the likely disbursements will include:-

1. Search costs – typically £134.80 (if the purchase price is less than £500,000) or £149.80 (if the purchase price is more than £500,001 but may vary dependent on requirements at the time)
2. Land Registry Priority Search - £3.00 per title
3. Bankruptcy Search - £2.00 (per person)
4. Anti-Money Laundering Search - £4.00 (per person)
5. Stamp Duty – this will vary based on the amount you are purchasing the property for and is also affect by other matters. As a starting point please refer to the HMRC Stamp Duty Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>
6. Land Registration Fee – this will vary based on the amount you are purchasing the property for and will typically be in the region of £100 to £500. More information can be found at <http://landregistry.data.gov.uk/fees-calculator.html>

If the transaction falls through before completion then we will charge a proportion of our fee plus VAT and any disbursements which we have paid out on your behalf.

Remortgage and Transfer of Equity

Fees	Transfer Only	Remortgage Only	Transfer & Remortgage
Basic Fees	£500.00	£500.00	£850.00
Arranging ID Verification (per person)	£10.00	£10.00	£10.00
Dealing with current Lender/Redemption	£50.00	£50.00	£50.00
File Storage	£10.00	£10.00	£10.00
Dealing with consideration/Source of Funds	£50.00	£50.00	£50.00
Dealing with Non High Street Lender	N/A	£300.00	£300.00
SDLT Fee	£50.00	N/A	£50.00
Bank Transfer Charge	£40.00	£40.00	£40.00
Leasehold Supplement	£150.00	£150.00	£150.00
Dealing with 3rd Party & RX3 for Restriction Removal	£100.00	£100.00	£100.00
Dealing with HCA/Target/Government Restriction	£300.00	£300.00	£300.00
Considering Tenancy Agreements	£150.00	£150.00	£150.00

Disbursements

Office Copies (each)	£3.00	£3.00	£3.00
Local Authority, Environmental, Water/Drainage searches	c. £130.00	c. £130.00	c. £13.00
Chancel Indemnity (if applicable)	£20.00	£20.00	£20.00
No Search Indemnity	N/A	c.£30.00	c.£30.00
Insolvency Act Indemnity	N/A	c. £140.00	c. £140.00
Official Search	£3.00	£3.00	£3.00
Bankruptcy Search (Per Person)	£2.00	£2.00	£2.00
Anti-Money Laundering Search (Per Person)	£4.00	£4.00	£4.00
Land Registration Fee	TBC	TBC	TBC
Stamp Duty	TBC	TBC	TBC

The above fee information is given on the basis that the transaction does not become uncomplicated or protracted. If additional and/or unexpected works are required to be completed during the course of your transaction, we may have to make additional charges but will inform you before these are incurred.

The key stages in a typical sale and purchase transaction can be found in our Guide to Buying and Selling Your Home. This will provide you with more information on the process and work involved in your matter.

You will be assigned a solicitor who will provide you with their contact details and an email address.

Please note that the likely timescale to completion depends upon a number of factors, some of which are beyond our control, but an average transaction takes 12-16 weeks from our receipt of the contract papers from the seller's solicitors or issue of contract papers to the buyer's solicitors.

Our Team

Jabeer Miah – Solicitor with over 12 years' experience in dealing with residential conveyancing.

Sajid Nazir – Solicitor with over 6 years' experience in residential conveyancing.

Lewis Hallam - Conveyancing Assistant with 1 years' experience in residential conveyancing.

Ben Dellow - Conveyancing Assistant with 1 years' experience in residential conveyancing.