

Conveyancing Fees:

All our fees are calculated based upon the property sale price if you are selling or the purchase price if you are buying and the value of the mortgage in re-mortgage or mortgage cases and any other relevant factors that may arise in your particular transaction.

In the case of purchases we will investigate the title to your property to include carrying out searches and investigations and asking standard questions of the sellers as well as enquiries that are specific to the property you are buying. We also deal with the approval of the contract, and provide a full written report to you prior to exchange of contracts. We deal with all registration requirements at the land registry and submit the stamp duty land tax return following completion. In the case of mortgages or re-mortgages we will consider your mortgage offer and carry out appropriate searches and enquiries and deal with the redemption of any existing mortgage and registration of your new mortgage and account to you for any balance due.

In the cases of sales we will prepare the sellers information pack for the buyers, deal with redemption of your mortgage, exchange of contracts and remitting any balance due to you.

The average process currently takes between 6-8 weeks for a sale/purchase, and perhaps 3-4 weeks for a mortgage/re-mortgage. However, the timing may also depend on a number of factors some of which are outside our control such as how quickly the other parties are able to progress matters and whether any complications arise and how long surveys and mortgages take and how many people are in the chain.

Examples of our conveyancing fees structure are as follows:

Sale/Purchase Price	Fee Excluding VAT
Minimum fee	£1950.00
£250,000-£500,000	£2050.00
£500,001-£600,000	£2,200.00
£600,001-£700,000	£2,300.00
£700,001-£800,000	£2,400.00
£800,001-£900,000	£2,500.00
£900,001-£1M	£2,600.00
£1M-£1.5M	£3,100.00
£1.51M-£2M	£3,600.00

Freehold Purchase:

Our fees range from £1950.00 plus VAT (20%) and disbursements (see below*) upwards depending on the value and complexity of the particular matter. An average fee is around £1,950 plus VAT (20%) and disbursements (see below*).

Our quote will be for a fixed fee. The scale of fixed fees will be based on the following but may be more or less depending upon the complexity of the matter (see below examples what may complicate matters and how much it might increase the costs):

Leasehold Purchase:

Our fees range from £1950.00 plus VAT (20%) and disbursements (see below*) upwards depending on the value and complexity of the particular matter. An average fee is around £1,950.00 plus VAT (20%) and disbursements (see below*).

Shared Ownership Purchase:

Where we are on the panel of solicitors of the Housing Association:

Our fees for the purchase of a new build property - £1950.00 plus vat (20%) and disbursements (* see below).

Our fees for the purchase of a resale property - £1850.00 plus vat (20%) and disbursements (* see below).

***In addition the following disbursements may be payable:**

Local Authority, Environmental and Drainage search fee £200 including VAT at 20%

Land Registry search fee: £3.00

Land Charges Registry search fee £2.00

(Leasehold properties) – average landlord's notice fee: £125

Stamp duty Land tax – this can be a major expense and you can look at the HMRC calculator for an indication of what you will have to pay. <https://www.gov.uk/stamp-duty-land-tax>

Land Registry fees – you can get an indication of what you will have to pay at the land registry website. <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

If complications arise in your case there will be additional charges and fees but we will endeavour to discuss them with you. Property can be a complicated business and it is impossible to give examples of every complication that may arise however common complications that can arise are where for example;

The Land Registry title is defective, the Lease is defective, adverse entries are revealed by our local authority or environmental searches, the Property management is not properly set up or functioning (in the case of a leasehold property) there have been disputes between the previous owners and neighbours or third parties relating to the property, there have been structural defects or other problems such as faulty drainage, there are third parties in occupation of the property, there are a number of parties trying to buy the property, there are difficulties in relation to your mortgage or

survey, the property is being purchased in someone else's name, if it is a new building development, planning consents or building regulations approvals are defective, the finance is coming from a fringe lender with unusually onerous conditions, there is a long chain, the sale or purchase falls through, the lease is defective or the term requires extending (in the case of leasehold property) or it is a shared ownership sale or purchase.

Freehold sale:

Our fees range from £1850.00 plus VAT (20%) and disbursements (see below*) upwards depending on the complexity of the particular matter. An average fee is around £1850.00 plus VAT (20%) and disbursements (see below*).

Leasehold Sale:

Our fees range from £1850.00 plus VAT (20%) and disbursements (see below*) upwards depending on the complexity of the particular matter. An average fee is around £1850.00 plus VAT (20%) and disbursements (see below*).

***In addition the following disbursements may be payable:**

Land Registry office copies of title and plan £12.00.

Estimated landlord's management information pack £250 (varies).

Bank transfer fees to remit balance to you and redeem mortgage etc £10 each.

Again if complications arise in your case there will be additional charges and fees but we will endeavour to discuss them with you. Property can be a complicated business and it is impossible to give examples of every complication that may arise however common complications that can arise are where for example;

The Land Registry title is defective, the Lease is defective, the Property management is not properly set up or functioning (in the case of a leasehold property), there have been disputes between the previous owners and neighbours or third parties relating to the property, there have been structural defects or other problems such as faulty drainage, there are third parties in occupation of the property, there are a number of parties trying to buy the property, there are difficulties in relation to your mortgage or survey, the property is being purchased in someone else's name, if it is a new building development, planning consents or building regulations approvals are defective, the finance is coming from a fringe lender with unusually onerous conditions, there is a long chain, the sale or purchase falls through, the lease is defective or the term requires extending (in the case of leasehold property) or it is a shared ownership sale or purchase. These may increase the quote you receive by on average £750 each complicating matter or even a multiple of that figure depending upon how much time we estimate is likely to be added to our workload to resolve them.

Mortgaging or Re-Mortgaging:

Our fees range from £900.00 plus VAT (20%) and disbursements (see below*) upwards (a quote will be given on a case by case basis depending on our workload at the time and the how complex we consider the matter to be. An average fee is around £900.00 plus VAT (20%) and disbursements (see below*).

***In addition the following disbursements may be payable:**

Local Authority, Environmental and Drainage search fee: £200 including VAT at 20%

Land Registry search fee: £3.00

Land Charges Registry search fee £2.00

(Leasehold properties) – average landlord's notice fee: £125

Land Registry fees – you can get an indication of what you will have to pay at the land registry website. <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Neil Rapp deals with conveyancing and is a chartered legal executive with over 35 years experience in conveyancing and residential and commercial property work.