

## CONVEYANCING COSTS GUIDANCE

<b>FREEHOLD PURCHASE</b>	
We offer this service at a fixed fee based on the value of the property that you are buying. The legal fees cover all the work required to complete the purchase of your property, including dealing with registration at the Land Registry and the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.	
<b>Legal fees</b>	(All legal fees are subject to VAT at 20%)
Up to the value of £500,000	£750 plus VAT of £150 totalling £900 up to £950 plus VAT of £190 totalling £1,140
£500,001 to £1,000,000	£950 plus VAT of £190 totalling £1,140 up to £1,200 plus VAT of £240 totalling £1,440
In excess of £1,000,000	In excess of £1,200 plus VAT of £240 totalling at least £1,440
The fee will fall into the upper or lower range depending upon whether your property is registered at the Land Registry or unregistered.	
<b>Disbursements (costs paid to other organisations)</b>	
Search fees including Local Authority Search, Drainage & Environmental Search, Coal Mining Search (if appropriate), Bankruptcy and Land Registry Searches. Depending upon local authority, these can vary anywhere between	£200 to £600 (inc VAT)
Land Registry fee The fee paid to the Land Registry depends on the purchase price of your property. You can work out how much you will need to pay at	<a href="http://www.gov.uk/guidance/hm-land-registry-registration-services-fees">www.gov.uk/guidance/hm-land-registry-registration-services-fees</a>
Stamp Duty Land Tax The amount of Stamp Duty payable depends on the purchase price of your property. You can work out how much you will need to pay at	<a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>
<b>We do not make any additional charges for sending bank transfers or checking proof of your identity.</b>	
<b>NOTE</b>	
The above fees will only cover the services mentioned. If your case requires additional work that is not included, you will be told what the additional cost will be at the earliest possible time. Cases typically exceed the quoted fee when they are particularly complicated, for example, a purchase of part of a title or where there is a defective title. Defective Title Insurance can sometimes be obtained which the buyer will usually expect the seller to pay for. A quotation for the premium can be obtained. This can vary substantially depending upon the value of the property and the nature of the risk.	

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### ADDITIONAL FEES SHEET

The quotation you have received shows the amount we would expect you to pay, based on the information supplied. From time to time, however, unforeseen circumstances may arise during the course of a transaction and which require additional work to be carried out by us on your behalf. As such, and to provide transparency and certainty wherever possible in relation to our fees, you will find below the types of additional work and costs you can expect to pay, should those circumstances arise. We will of course discuss the issues with you and, when they arise, explain to you why these need to be dealt with and the different options for so doing.

#### NEW BUILD

Where the property you are buying is a new-build property	£200.00 plus VAT of £40.00 <b>Total £240.00</b>
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#### HELP TO BUY ISA OR LIFETIME ISA

Where you are buying with the aid of the Government's Help To Buy Scheme or a lifetime ISA an additional fee will be charged (per person)	£50 plus VAT of £10 <b>Total £60.00</b>
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#### DECLARATION OF TRUST

Where you ask us to advise on and prepare a Declaration of Trust in relation to your respective "beneficial" interest in the property	£200.00 plus VAT of £40.00 <b>Total £240.00</b>
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## CONVEYANCING COSTS GUIDANCE

<b>FREEHOLD SALE</b>	
We offer this service at a fixed fee based on the value of the property you are selling. The legal fees cover all the work required to complete the sale.	
<b>Legal fees</b>	(All legal fees are subject to VAT at 20%)
Up to the value of £500,000	£700 plus VAT of £140 totalling £840 up to £850 plus VAT of £170 totalling £1,020
£500,001 to £1,000,000	£850 plus VAT of £170 totalling £1,020 up to £1,000 plus VAT of £200 totalling £1,200
In excess of £1,000,000	In excess of £1,000 plus VAT of £200 totalling at least £1,200
The fee will fall into the upper or lower range depending upon whether your property is registered at the Land Registry or unregistered.	
<b>Disbursements (costs paid to other organisations)</b>	
These generally include downloading information from the Land Registry. Basic copy of the Land Registry entries including a plan	£6
Whether any further documents need to be downloaded depends on your matter and will probably not be needed if those documents are in your possession.	Usually £3 per document
<b>We do not make any additional charges for sending bank transfers or checking proof of your identity.</b>	
<b>NOTE</b>	
The above fees will only cover the services mentioned. If your case needs additional work that is not included, you will be told what the additional cost will be at the earliest possible time. Cases typically exceed the quoted fee when they are particularly complicated, for example, where there is a sale of part of a title or where there is a defective title or title deeds are missing for an unregistered property. Defective Title Insurance can sometimes be obtained which the buyer will usually expect the seller to pay for. A quotation for the premium can be obtained. This can vary substantially depending upon the value of the property and the nature of the risk.	

## CONVEYANCING COSTS GUIDANCE

<b>LEASEHOLD PURCHASE</b>	
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<b>Legal fees</b>	(All legal fees are subject to VAT at 20%)
Up to the value of £500,000	£850 plus VAT of £170 totalling £1,020 up to £1,000 plus VAT of £200 totalling £1,200
£500,001 to £1,000,000	£1,000 plus VAT of £200 totalling £1,200 up to £1,500 plus VAT of £300 totalling £1,800
In excess of £1,000,000	In excess of £1,500 plus VAT of £300 totalling at least £1,800
The fee will fall into the upper or lower range depending upon whether your property is registered at the Land Registry or unregistered.	
<b>Disbursements (costs paid to other organisations)</b>	
<b>Search fees</b> including Local Authority Search, Drainage & Environmental Search, Coal Mining Search (if appropriate), Bankruptcy and Land Registry Searches. Depending upon local authority, these can vary anywhere between	£200 to £600 (inc VAT)
<b>Land Registry fee</b> The fee paid to the Land Registry depends on the purchase price of your property. You can work out how much you will need to pay at	<a href="http://www.gov.uk/guidance/hm-land-registry-registration-services-fees">www.gov.uk/guidance/hm-land-registry-registration-services-fees</a>
<b>Stamp Duty Land Tax</b> The amount of Stamp Duty payable depends on the purchase price of your property. You can work out how much you will need to pay at	<a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>
There will usually be fees we have to pay to the freeholder or management company when notifying them of the change of ownership which we would only be able to confirm upon receipt of their information pack, the cost of which can vary substantially from anywhere between	£50 plus VAT of £10 totalling £60 to £500 plus VAT of £100 totalling £600
<b>We do not make any additional charges for sending bank transfers or checking proof of your identity.</b>	
<b>NOTE</b> The above fees will only cover the services mentioned. If your case needs additional work that is not included, you will be told what the additional cost will be at the earliest possible time. Cases typically exceed the quoted fee when they are particularly complicated, for example, where there is a defective title or a lease has to be extended. Issues such as this can sometimes be resolved by Defective Title Insurance can sometimes be obtained which the buyer will usually expect the seller to pay for. A quotation for the premium can be obtained. This can vary substantially depending upon the value of the property and the nature of the risk.	

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<b>LEASEHOLD SALE</b>	
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Up to the value of £500,000	£750 plus VAT of £150 totalling £900 up to £950 plus VAT of £190 totalling £1,140
£500,001 to £1,000,000	£950 plus VAT of £190 totalling £1,140 up to £1,200 plus VAT of £240 totalling £1,440
In excess of £1,000,000	In excess of £1,200 plus VAT of £240 totalling at least £1,440
The fee will fall into the upper or lower range depending upon whether your property is registered at the Land Registry or unregistered.	
<b>Disbursements (costs paid to other organisations)</b>	
These generally include downloading information from the Land Registry. Basic copy of the Land Registry entries including a plan	£6
Whether any further documents need to be downloaded depends on your matter and will probably not be needed if those documents are in your possession.	Usually £3 per document
The buyer's solicitors will require us to obtain an information pack from the freeholder or management company, the cost of which can vary substantially from anywhere between	£50 plus VAT of £10 totalling £60 up to £500 plus VAT of £100 totalling £600
<b>We do not make any additional charges for sending bank transfers or checking proof of your identity.</b>	
<b>NOTE</b>	
The above fees will only cover the services mentioned. If your case needs additional work that is not included, you will be told what the additional cost will be at the earliest possible time. Cases typically exceed the quoted fee when they are particularly complicated, for example, where there is a defective title, a lease has to be extended or title deeds are missing for an unregistered property. Defective Title Insurance can sometimes be obtained which the buyer will usually expect the seller to pay for. A quotation for the premium can be obtained. This can vary substantially depending upon the value of the property and the nature of the risk.	

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<b>MORTGAGE/RE-MORTGAGE</b>	
<p>If a mortgage is being obtained with a property purchase there is no additional fee for the mortgage which is included in the fees quoted for a freehold or leasehold purchase.</p> <p>If we act for you separately in connection with obtaining a mortgage or re-mortgaging your property, we offer this service at a fixed fee based on the value of the property. The legal fees cover all the work required to complete the mortgage or re-mortgage of your property, including dealing with registration at the Land Registry.</p>	
<b>Legal fees</b>	(All legal fees are subject to VAT at 20%)
Up to the value of £500,000	£400 plus VAT of £80 totalling £480 up to £500 plus VAT of £100 totalling £600
£500,001 to £1,000,000	£500 plus VAT of £100 totalling £600 up to £700 plus VAT of £140 totalling £840
In excess of £1,000,000	In excess of £700 plus VAT of £140 totalling at least £840
The fee will fall into the upper or lower range depending upon whether your property is registered at the Land Registry or unregistered.	
<b>Disbursements (costs paid to other organisations)</b>	
This can depend upon the mortgage lender's requirements. Many mortgage lenders will accept Search Insurance* or may not require Searches at all.	
*Search insurance depends upon the amount that you are borrowing but will usually be cheaper than searches:	
<p>If Searches are required: Local Authority Search, Drainage &amp; Environmental Search, Coal Mining Search (if appropriate). Depending upon local authority, these can vary anywhere between</p>	£200 to £600 (inc VAT)
<p>If Search insurance can be used in place of the above searches, the only searches which then need to be carried out would be pre-completion Land Registry and Bankruptcy searches</p>	£20 to £100
<p>Land Registry fee The fee paid to the Land Registry depends on the purchase price of your property. You can work out how much you will need to pay at</p>	<a href="http://www.gov.uk/guidance/hm-land-registry-registration-services-fees">www.gov.uk/guidance/hm-land-registry-registration-services-fees</a>
<b>We do not make any additional charges for sending bank transfers or checking proof of your identity.</b>	
<b>NOTE</b>	
The above fees will only cover the services mentioned. If your case needs additional work that is not included, you will be told what the additional cost will be at the earliest possible time. Cases typically exceed the quoted fee when they are particularly complicated, for example, where there	

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is a defective title. Defective Title Insurance can sometimes be obtained which the buyer will usually expect the seller to pay for. A quotation for the premium can be obtained. This can vary substantially depending upon the amount being borrowed and the nature of the risk.