

Residential Conveyancing (Less than £250,000)

VAT is charged at the normal 20% rate on all work done.

Depending on the value of the property and complexity of the transaction, our fees range from £600 to £1,500 plus VAT for the following items of work:

Freehold Property Purchases

- Taking initial instructions by telephone
- Reviewing contract pack and raising enquiries before contract
- Submitting pre-contract searches and reviewing the results
- Preparing a report on title
- Reviewing any mortgage instructions and requesting funds (if required)
- Raising requisitions on title
- Exchanging contracts and completing the purchase
- Completing the Land Transaction Tax / Stamp Duty Land Tax return and arranging payment of any tax due
- Registering the property at the Land Registry
- Attending to any requisitions raised by the Land Registry
- Sending confirmation of registration to the client

Disbursements (Registered Land)

Office Copies and Title Plan (1 title)	£6.00
TT Fee (each)	£24.00 (inclusive of VAT)

Time estimate for the transaction: 8-12 weeks.

Freehold Property Sales

- Taking initial instructions by telephone
- Sending paperwork to client to complete and return
- Preparing contract pack and ordering title documentation
- Obtaining replies to enquiries before contract from client and drafting formal replies to the buyer's solicitors
- Requesting mortgage redemption statement from existing lender (if any)
- Providing replies to requisitions on title
- Exchanging contracts and completing the sale
- Redeeming the mortgage and providing evidence of discharge
- Arranging payment of estate agent's commission fees (if any)

Time estimate for the transaction: 6-10 weeks.

The above range assumes that:

- The Property is registered at the Land Registry
- There are no discrepancies on the title plan and register

- Any lender is a mainstream lender and not bridging finance or other non-standard lending arrangements
- All planning and building control consents are available
- Not more than one indemnity policy covering any defect in title is required
- The client does not have a Help to Buy ISA

Disbursements (Registered Land)

Search Package (estimated)	£165.00
TT Fee (each)	£24.00 (inclusive of VAT)
Bankruptcy Search (per person)	£2.00
OS1/OS2 Priority Search (per title)	£3.00
Mortgage administration fee (if required)	£12.00
Land Registry registration fee	Various
SDLT/LTT	Various

Remortgages

The cost of remortgaging registered property depends on the value of the remortgage and the identity of the proposed new lender. Our costs range between £400 and £700.

- Take initial instructions by telephone
- Sending paperwork to client to complete and return
- Reviewing mortgage offer
- Requesting mortgage redemption statement from existing lender
- Ordering funds and completing the transaction
- Redeeming the mortgage and providing evidence of discharge
- Registering the remortgage at the Land Registry
- Attending to any requisitions raised by the Land Registry
- Sending confirmation of registration to the client

Time estimate for the transaction: 2-4 weeks.

The above estimate assumes that:

- We represent both the client and the lender in the remortgage transaction
- There is only one existing lender
- The existing lender is a mainstream lender and not bridging finance or a private lending arrangement
- There are no defects in title
- Search insurance will be obtained in lieu of full searches on the property

Leasehold Properties

Leasehold transactions cost typically £250 - £450 more than freehold transactions due to the additional work required. This additional work typically includes:

- Considering the leasehold title and the existing lease provisions
- Attending to any Management Company requirements
- Transferring of shares in the Management Company (if required)
- Providing notice of transfer and charge to the Management Company and / or Landlord
- Calculating apportionments of ground rent and service charge
- Obtaining or considering replies to LPE1 from the Landlord / Management Company