

## **Conveyancing Fee Guide**

You will appreciate that conveyancing fees differ from property to property. Please contact us for a bespoke quote to cater to your specific conveyancing transaction.

However, to provide you with an idea as to the likely costs please find below an example for the fees involved.

### ***Purchasing a Freehold Property***

#### **Conveyancing Fees**

- Purchases up to £400,000 From £800
- Purchases £500,001 - £900,000 From £950
- Purchases £1m - £1.5m 0.15% of the value
- Purchases over £1.5m 0.2% of the value
- All fees above are exclusive of VAT

#### **Search Fees**

- Search fees are approximately £250.00 but this varies from area to area

#### **Common Disbursements**

- ID Checks £10.00 per person
- Bank transfer fee £48.00
- Land Transaction Return £90.00
- SDLT submission £4.80
- AP1 submission £4.80
- Land Registry Searches £3.00 per search
- Bankruptcy Searches £2.00 per name
- Postage and other incidentals £36.00
- Stamp duty is dependent upon the purchase price. You can calculate the amount you will need to pay by using [HMRC's Website](#)
- Land Registry fee is also dependent upon the purchase price and the type of transaction

Our fees cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the

payment of Stamp Duty Land Tax (Stamp Duty). The length of time it will take for the transaction to complete will depend on a number of factors and greatly on other parties in the chain. However, the average transaction takes between 8 – 12 weeks.

### ***Purchasing a Leasehold Property***

#### **Conveyancing Fees**

- Leasehold Purchase up to £400,000 From £850.00 plus VAT
- Leasehold Purchase up to £900,000 From £1,000.00 plus VAT

#### **Common Disbursements**

- Fees which depend on the term of the lease
  - (a) Notice of Transfer
  - (b) Notice of Charge
  - (c) Deed of Covenant
  - (d) Certificate of Compliance
- ID Checks £10.00 per person
- Bank transfer fee £48.00
- Land Transaction Return £90.00
- SDLT submission £4.80
- AP1 submission £4.80
- Land Registry Searches £3.00 per search
- Bankruptcy Searches £2.00 per name
- Postage and other incidentals £36.00
- Stamp duty is dependent upon the purchase price. You can calculate the amount you will need to pay by using [HMRC's Website](#)
- Land Registry fee is also dependent upon the purchase price and the type of transaction

### ***Selling a Freehold Property***

#### **Conveyancing Fees**

- Sales up to £400,000 From £800
- Sales £500,001 - £900,000 From £950
- Sales £1m - £1.5m 0.15% of the value
- Sales over 1.5m 0.2% of the value
- All fees above are exclusive of VAT

## **Common Disbursements**

- ID Checks £10.00 per person
- Bank Transfer Fee £48.00
- Land Registry Documents £15.00
- Postage and other incidentals £36.00

## **Referral Fees**

- Please note that we DO NOT pay referral fees to any Estate Agent or Broker.

Again, our fees cover all of the work required to complete the sale of your home, including dealing with your Mortgage Lender and answering enquiries raised by the Buyers Solicitors. The length of time it will take for the transaction to complete will depend on a number of factors and greatly on other parties in the chain. However, the average transaction takes between 8 – 12 weeks.

## ***Selling a Leasehold Property***

- Conveyancing Fees:-

Leasehold sale up to £400,000	From £850.00 plus VAT
Leasehold sale up to £900,000	From £1,000.00 plus VAT
- Leasehold Pack from the Landlord/Managing Agent. The fees vary depending on the Freeholder/Managing Agent.

***Please telephone us on 01420 475045 to arrange your bespoke quote  
tailored to your individual circumstances***