

Who will carry out the Work

Katie Norris, Licensed Conveyancer, or Charlotte Ferguson, Solicitor will carry out the work on your matter.

Purchase

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

PURCHASE PRICE	LEGAL FEES	VAT ON FEES	TOTAL
£0 to £150,000	£495.00	£99.00	£594.00
£150,00 to £200,000	£550.00	£110.00	£660.00
£200,000 to £300,000	£650.00	£130.00	£780.00
£300,000 to £400,000	£750.00	£150.00	£900.00
£400,000 to £500,000	£850.00	£170.00	£1020.00
£500,000 to £750,000	£1000.00	£200.00	£1200.00
£750,000 to £100,000,00	£1500.00	£300.00	£1800.00

Additional Fees which apply to every purchase

- **Bank Transfer Fee**
£35.00 plus VAT – (£7.00)
- **Case Management Fee**
£25 plus VAT – (£5.00)

Additional Fees which may be chargeable

- **Leasehold Property/ New Build Property**
If your property is Leasehold and there is a Management company and/or a service charge payable we may charge an additional £175 plus VAT (£35)
- **Help to Buy Mortgage**
If you are purchasing a new build property with a Help to Buy mortgage we will charge an additional £250 plus VAT (£50)
- **Help to Buy ISA**
If you have a Help to Buy ISA we will charge an additional £50 (inc VAT) per ISA

If it becomes apparent that there are matters, which we were unaware of at the outset of the matter, we reserve the right to increase our fees. We will of course inform you of this immediately.

Disbursement which will apply to every purchase.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

- **Property Search Package**

If you are purchasing a property using mortgage funding, you are required to carry out searches on the property. If you are purchasing in cash you can choose to carry out searches, however we would strongly recommend searches are always carried out. The standard search package is £244.00 inc VAT. This includes a Local Search, a Coal Mining Report, an Environmental Search, a Chancel Repair Liability Report and a Drainage Water Report.

- **HM Land Registry Searches**
Priority Search £3.00
Bankruptcy Search £2.00 per person
- **ID Check Fee**
£4.80 per person
- **Land Registry Fee** – This is dependent on the purchase price and the circumstances of the transaction such as whether the property is registered.(insert table here)
- **Stamp Duty** – This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here:](#)

Disbursement which may apply to the purchase of Leasehold property

There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- **Notice of Transfer fee** – This fee if chargeable is often set out in the lease.
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- **Notice of Charge fee** – (if the property is to be mortgaged) – This fee is often set out in the lease.
- **Deed of Covenant fee** – This fee is provided by the management company for the property and can be difficult to estimate.
- **Certificate of Compliance fee** – To be confirmed upon receipt of the lease.

These fees vary from property to property and can be difficult to estimate. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

Sale

SALE PRICE	LEGAL FEES	VAT ON FEES	TOTAL
£0 TO £150,000	£475.00	£95.00	£570.00
£150,000 TO £200,000	£530.00	£106.00	£636.00
£200,000 TO £300,000	£600.00	£120.00	£720.00
£300,000 TO £400,000	£700.00	£140.00	£840.00
£400,000 TO £500,000	£800.00	£160.00	£960.00
£500,000 TO £750,000	£975.00	£195.00	£1170.00
£750,000 TO £100,000,00	£1200.00	£240.00	£1440.00

Additional Fees which apply to every sale

- Bank Transfer Fee £35.00 plus VAT (£7.00)
- Case Management Fee - £25.00 plus VAT (£5.00)

If it becomes apparent that there are matters, which we were unaware of at the outset of the matter, we reserve the right to increase our fees. We will of course inform you of this immediately.

Additional Fees which may apply to your sale

If your property is leasehold and there is a management company and/or a service charge payable, we may charge an additional £175 plus VAT (£35)

If your property is subject to a Help to Buy Mortgage we may charge an additional £100 plus VAT (£120)

Disbursements which will apply to every sale

- Official copies of the Register £6.00 - £15.00 (This will vary depending on how many documents we are required to obtain from the Land Registry. Each official copy if £3.00)
- ID Check Fee £4.80 per person

Additional Disbursements which may apply to your sale

Please note, some properties will have additional disbursements which apply however, we will not be aware of these until the transaction commences. These are disbursements which are payable to third parties which we have no control over.

These include items such as a fee for a management or sell pack from a ground rent collection company or indemnity policies to rectify a defect in the deeds to the property. As soon as we become aware of any additional disbursements we will inform you.

Remortgage Fees

Our fees will cover all of the work required to complete the remortgage of your home, including dealing with the registration of the new charge at the Land Registry and redeeming your existing mortgage.

Our Fees	£395.00
Case Management Fee	£25.00
Bank Transfer Fee	£35.00
VAT	£91.00
Sub Total	£546.00

Additional Fees which may be chargeable

- **Help to Buy Mortgage**

If you are redeeming a Help to Buy Mortgage as part of the remortgage process OR the property is to remain subject to the existing Help to Buy mortgage we will charge an additional £250 plus VAT (£50)

Disbursement which will apply to every remortgage

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

- **No search indemnity policy**

Most mortgage Lenders are willing to accept a “No Search Indemnity Policy” in place of carrying our full property searches in the case of a remortgage.

The premium for the policy can vary depending on the value of the property; however, it is usually in the region of £40.

- **HM Land Registry Searches**
Priority Search £3.00
Bankruptcy Search £2.00 per person
- **ID Check Fee**
£4.20 per person
- **Land Registry Fee** – This is dependent on the value of the remortgage and the circumstances of the transaction such as whether the property is registered.

Please note, if the remortgage is part of a transfer of the property (for example from joint names to sole name or in pursuance of a divorce or Court Order) or fees will be different and you will need to speak to a member of the team to obtain a quotation.