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Conveyancing Costs Sales

Sale Price	>£200k	£200-£300k	£300-£500k	£500k-£750k
Our Fee	695.00	750.00	795.00	895.00
VAT @ 20%	139.00	150.00	159.00	179.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
Official Copy Entries (starting at)	7.00	7.00	7.00	7.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Mortgage fee	120.00	120.00	120.00	£120.00
VAT	24.00	24.00	24.00	24.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00





Sale Price	£750k-£1m	1m - £1.5m	£1.5m - £2m	£2m - £3M

Our Fee	950.00	1500.00	2250.00	2950.00
VAT @ 20%	190.00	300.00	450.00	509.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
Official Copy Entries (starting at)	7.00	7.00	7.00	7.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Mortgage fee	120.00	120.00	120.00	120.00
VAT	24.00	24.00	24.00	24.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00

If the sale or purchase includes any leasehold element or management company restriction then there will be additional legal fees of £350 plus VAT per freeholder and £250 plus VAT management company. There may also be an additional £21 for leasehold office copy entries.





Purchases

Land Registry fees and Stamp Duty Land Tax/Land Transaction Tax at the appropriate rate depending on the purchase price and the buyer's circumstances

Purchase Price: <u>up to £250k</u> <u>£250k-£400k</u> <u>£400k-£600k</u> <u>£600k-£750k</u>

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Our Fee	695.00	750.00	845.00	950.00
VAT @ 20%	139.00	150.00	169.00	190.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
3 Search Pack from: (inc Local, Water & Environmental Searches – price may increase depending on local authority)	155.00	155.00	155.00	155.00
SDLT Fee	90.00	90.00	90.00	90.00
VAT	18.00	18.00	18.00	18.00
Mortgage fee	120.00	120.00	120.00	120.00
VAT	24.00	24.00	24.00	24.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00





Our Fee	1250.00	1750.00	2350.00	3250.00
VAT @ 20%	250.00	350.00	470	650.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
3 Search Pack from: (inc Local, Water & Environmental Searches – price may increase depending on local authority)	155.00	155.00	155.00	155.00
SDLT Fee	90.00	90.00	90.00	90.00
VAT	18.00	18.00	18.00	18.00
Mortgage fee	120.00	120.00	120.00	120.00
VAT	24.00	24.00	24.00	24.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00

If the sale or purchase includes any leasehold element or management company restriction then there will be additional legal fees of £350 plus VAT per freeholder and £250 plus VAT management company.

There will also be additional fees payable to the landlord/management company/managing agent which we will advise you of at the time of disclosure to us.





Additional Fees

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es for forwarding a copy Title Information Document / updated	
gisters of Title to you following Completion	50.00
elp to Buy ISA fee £	50.00
MO £	200.00
demnity insurance required £	80.00
wyer checker fee on all matters £	20.00
ase extension – agreed £	650.00
	1500.00
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otaining local authority documents £	350.00





Part Exchange fee	£175.00
Postponement/rearrangement of charges	£150.00
Restriction/entry on title (not chargeable additional to LH)	£150.00
Reversing Legal Completion (excluding disbursements)	£500.00
Reviewing additional mortgage offer	£50.00
Serving of post completion notices to landlord/management	
company/agent (per notice)	£75.00
Solar Panel lease	£350.00
Staircasing on a sale to include registration if required	£650.00
Staircasing on a purchase to include registration	£995.00
Serving notice to complete	£125.00
Title split or transfer of part required	£350.00
Trust (separate deed, as opposed to Panel in TR) required	£225.00
Unregistered title fee	£275.00

Remortgage (if different from above)		
Item	Fee (exc. VAT)	
Approving and registering third party documentation along with our		
Land Registry application	£150.00	
Cancelling a cheque	£15.00	
Checking an existing Solar Panel Lease for the new Mortgage Lender	£350.00	
Declaration of Trust	£275.00	
Deed Of Postponement or postponement of a Council Housing Act		
Charge	£275.00	
Fees for updating a name or address at the Land Registry	£50.00	
	£50.00	
Obtaining a property search as required by the New Mortgage Lender		
Obtaining an Indemnity Insurance Policy	£80.00	
Ordering a copy Lease or other required Title documentation from the		
Land Registry	£10.00	
Preparing and recording Undertakings as required by your Lender	£50.00	
Registered Restriction/Caution – removal	£125.00	
Restriction/Caution registered on your property - dealing with	£150.00	
Satisfying any special conditions within the Mortgage Offer per		
condition	£50.00	
SDLT Legal Fee	£75.00	
Validating Bankruptcy Entries per entry	£50.00	

Any other additional fees not covered above will be discussed with you at the relevant time, however if any of the above do apply to your matter, they will be shown on your completion statement.



