

Service	FREEHOLD PURCHASE					
Cost	Purchase Freehold					
	Value £	Fees £	VAT £	TT Fee £	LR Search £	Searches £
	0-100k	600	120	36	8	190
	101-150k	600	120	36	8	190
	151-200k	650	130	36	8	190
	201-250k	675	135	36	8	190
	251-350k	700	140	36	8	190
	351-500k	750	150	36	8	190
	501-650k	950	190	36	8	190
	651-800k	1050	210	36	8	190
801-1m	1200	240	36	8	190	
1m+	2600	520	36	8	190	
Land Registry Fees	Scale 1 Fees					
	Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title	Voluntary first registration (reduced fee)	
	0 to £80,000	£45	£20	£45	£30	
	£80,001 to £100,000	£95	£40	£95	£70	
	£100,001 to £200,000	£230	£100	£230	£170	
	£200,001 to £500,000	£330	£150	£330	£250	
Basis for charges	Fixed fee & Vat @ 20%					
Description of and cost of any likely disbursements	Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.					
	Anticipated Disbursements*					
	Bankruptcy search (each)				3.9	
OS1				3.9		

Shared ownership fee	100	20
Company purchase	250	50
Auction purchase	250	50
SDLT registration charge	75	15
Help to Buy ISA fee	50	10
Indemnity Arrangement fee	20	4
Unregistered land	150	30

If a company is buying other fees will apply for Companies house, Company Search, Winding up search if necessary, additional fees payable for letter of no crystallisation is required.

Other factors which would increase costs are implementing indemnity policies for example missing documents, planning permissions building regulations.

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Additional Information regarding potential fees

We have provided you with an illustration of our conveyancing fees and anticipated expenses associated with your proposed transaction. However, there can be certain circumstances where other optional services may be requested by you or required to fulfil your instructions. For complete transparency, we set out below our fixed price menu of optional conveyancing services. In those cases, no additional work will be carried out until we have agreed the fees or charging mechanism with you first. VAT will be charged on these fees at the current variable rate.

Alteration of Register fee

For altering your records at the Land Registry at your specific request or to correct a defect. £50

Appointing an additional Trustee fee

For preparing documentation appointing a further Trustee, to enable the sale to proceed. £75

Arranging Indemnity Insurance fee

To repair a defective legal title or other insurance coverage as required. £75

Auction fee

For creating your sale legal information pack to your auctioneer's specifications. £300

Cheques Returned Unpaid fee

If your cheque bounces. £35

Cheques to a Third-Party fee

For issuing a cheque to a non-standard third party on completion at your specific request. £35

Companies House Search fee

For obtaining Companies House documentation for the Buyer's lawyer. £20

Contract Race fee

Drafting an additional contract and issuing a separate legal pack for a contract race. £250

Deed of Grant Approval fee For approving or varying a Deed of Grant regarding legal rights of way.	£150
Deed of Grant Variation fee For varying a Deed of Grant regarding legal rights of way.	£400
Electronic Money Transfer fee For transferring money by CHAPs transfer or Faster Payment.	£30
Evidence of debt removal fee Providing evidence, at your request, of removal of your secured debt from Land Registry records.	£40
Funds BACS Transfer fee For transferring money by a BACS transfer within 3 days.	£15
Help to Buy Redemption fee Dealing with the Help to Buy agency to remove their secured legal charge from your property.	£150
Houses in Multiple Occupation fee For the extra work required regarding enquiries on your HMO Licence.	£200
Housing Association fee Requesting information from a Housing Association to meet Buyer's Lawyers requirements.	£150
International Bank Transfer fee For transferring money electronically abroad.	£100
Key Undertaking fee Preparation or approval of a key & access undertaking, enabling the Buyer access before completion.	£75
Lease Extension approval fee For approving or varying a Deed extending the Lease term.	£250
Lease Extension preparation fee For preparing a Deed extending the Lease term.	£400
Legal Aid Charge Transfer fee For transferring your Legal Aid charge to your new property on completion.	£190
Licence to Assign fee For obtaining the Landlords written permission to transfer the property to your buyers.	£150
Management Enquiries on a Freehold Property fee Requesting these to meet Buyer's lawyers requirements.	£165
Matrimonial fee Dealing with separate matrimonial solicitors or a non-occupying co-owner on a sale.	£200
Merger of Titles fee For merging your freehold and leasehold title at the Land Registry at your specific request.	£100

Name Declaration fee	
For preparing a Declaration for Land Registry to resolve a name discrepancy on your title.	£25
Power of Attorney or Court Order fee	
For checking the Power of attorney or Court Order is valid, and registered, if appropriate.	£150
Private Mortgage fee	
For liaising with a private owner of a secured charge, to remove it from your registered title.	£150
Reconstitution of Title fee	
Reconstructing a legal title, for registration by Land Registry, when evidence of ownership is absent.	£250
Restriction fee	
Dealing with removal or registration of a Notice or Restriction on your legal title.	£125
Retention administration fee	
Dealing with retentions of service charge etc on Leasehold Properties, at the Buyer's lawyers request.	£100
Share Transfer fee	
Handling the transfer of your Share Certificate or Membership in a Management Company.	£50
Solar Panels fee	
For checking, assigning or rectifying a lease of solar panels on your property.	£150
Staircasing fee	
For handling the process which increases your ownership share in a Housing Association owned property.	£150
Stamp Duty Land Tax (SDLT. Staircasing fee	
For completing and submitting the SDLT forms to HMRC when you staircase.	£75
Statutory Declaration fee	
Drafting a Statutory Declaration to address a title defect or shortcoming.	£75
Subject Access Request fee	
For sending you personal data from your file; this is a set statutory fee.	£10
Third Party Lawyer fee	
Dealing with different lawyers who act for you on related transactions e.g.: remortgage, probate.	£125
Transfer of Part fee	
For preparing or approving a TP1 Transfer Of Part of your land, which will create a new, separate legal title.	£345
Undertaking fee	
Request to give a legal undertaking on ID to the Buyer's Lender.	£50
Unregistered title fee	
	£150

	<p>Covering the additional legal work involved on a Property that is not yet registered at the Land Registry.</p> <hr/> <p>Unrepresented Party fee For advising you of the implications of selling to a buyer who isn't using a lawyer. £100</p> <hr/> <p>Upgrading Title fee For preparing documentation to upgrade your legal title, e.g.: from possessory title to absolute. £50</p> <hr/> <p>Voluntary Registration of a Property Land registry fees based on the value of the property will apply. £150</p> <p>Disbursements</p> <table> <tr> <td>Bankruptcy Searches</td> <td>£2.90 per search</td> </tr> <tr> <td>ID and Source of Funds Check</td> <td>£25.00 per person</td> </tr> <tr> <td>Land Registry pre completion search</td> <td>£3.90 per search</td> </tr> <tr> <td>Additional Office Copies</td> <td>£3.90 per document</td> </tr> <tr> <td>Electronic signature Fee</td> <td>£4.80 per deed</td> </tr> <tr> <td>Companies House submission fee</td> <td>£15.00 per charge document</td> </tr> </table>	Bankruptcy Searches	£2.90 per search	ID and Source of Funds Check	£25.00 per person	Land Registry pre completion search	£3.90 per search	Additional Office Copies	£3.90 per document	Electronic signature Fee	£4.80 per deed	Companies House submission fee	£15.00 per charge document
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Key stages of the matter	<p>The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:</p> <ul style="list-style-type: none"> • Take your instructions and give you initial advice • Check finances are in place to fund purchase and contact lender's solicitors if needed • Receive and advise on contract documents • Carry out searches • Obtain further planning documentation if required • Make any necessary enquiries of seller's solicitor • Give you advice on all documents and information received • Go through conditions of mortgage offer • Send final contract to you for signature • Draft Transfer • Advise you on joint ownership • Obtain pre-completion searches • Agree completion date (date from which you own the property) • Exchange contracts and notify you that this has happened • Arrange for all monies needed to be received from lender and you • Complete purchase • Deal with payment of Stamp Duty/Land Tax • Deal with application for registration at Land Registry 												
Timescales	<p>How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 10 -14 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 6-8 weeks.</p>												

