

## Residential Conveyancing Price List 2021

### Purchases – estimated costs

Up to £250,000	<b>£850+VAT</b>
£250,000 to £350,000	<b>£950+VAT</b>
£350,000 to £450,000	<b>£1050+VAT</b>
£450,000 to £600,000	<b>£1150+VAT</b>
£600,000 to £1,000,000	<b>£1250+VAT</b>
£1,500,000 to £2,500,000	<b>£1500+VAT</b>
£2,500,000 and above	<b>£2000+VAT</b>

**PLUS** TT fees and disbursements as required  
TT fees (£25.00 + VAT)

Land Registry fees (electronic):

Up to £80,000	<b>£20</b>
£80,001 to £100,000	<b>£40</b>
£100,001 to £200,000	<b>£95</b>
£200,001 to £500,000	<b>£135</b>
£500,001 to £1,000,000	<b>£270</b>
£1,000,001 and above	<b>£455</b>
Disbursements e.g. searches, Stamp Duty land Tax, Land Registry fees	<b>on app</b>

### Sales – estimated costs

Up to £250,000	<b>£850+VAT</b>
£250,000 to £350,000	<b>£945+VAT</b>
£350,000 to £450,000	<b>£1020+VAT</b>
£450,000 to £1,000,000	<b>£1150+VAT</b>
£1,000,000 to £1,500,000	<b>£1400+VAT</b>
£1,500,000 to £2,500,000	<b>£1700+VAT</b>
£2,500,000 and above	<b>£1900+VAT</b>

**PLUS** TT fees and disbursements as required  
TT fees (£25.00 + VAT)

Disbursements e.g. Land Registry copies, Land  
Registry searches **on app**

**Transfer of Equity – estimated costs** **£450+VAT**

**Re-mortgage - estimated costs** **£385+VAT**

**PLUS** additional charges for Declaration of Trust,  
Deed of Postponement, new mortgage (if relevant)

**PLUS** TT fees and disbursements as required  
TT fees (£25.00 + VAT)  
Disbursements e.g. Stamp Duty Land Tax, Land  
Registry copies, Land Registry searches **on app**

**N.B.** If the property is **Leasehold** our charges will be  
an additional **£300+VAT**

Our general hourly rate is **£210+VAT**

### Our fee will include

#### **Purchases**

Obtaining instructions from you and liaising initially  
with other relevant parties.  
Dealing with initial admin including your signed  
Terms of Business, ID, monies on account.  
Reading contract and supporting documents.  
Reading any mortgage instructions from a  
commercial lender.  
Applying for searches.  
Raising enquiries and considering replies.  
Drafting your SDLT tax return.  
Reporting to you and advising.  
Co-ordinating exchange of contracts.  
Raising requisitions and drafting transfer.  
Making pre-completion searches.  
Providing completion statement  
Co-ordinating completion.  
Submitting your SDLT tax return with tax payable.

Applying to Land Registry and dealing with  
requisitions relating to the registration of your title.  
Reporting to you and concluding file.

Including a reasonable number of telephone calls,  
letters and emails to achieve the above objectives.

#### **Sales**

Obtaining instructions from you and liaising initially  
with other relevant parties.

Dealing with initial admin including your signed  
Terms of Business, ID and monies on account.  
Obtaining and checking any title deeds and  
documents.

Making any initial searches e.g. SIM and Land  
Charges searches.

Drafting contract and collating supporting  
documents and sending to buyers solicitors.

Passing on any enquiries and advising you on the  
same and sending replies to buyers solicitors.

Investigating redemption arrangements for any first  
mortgage.

Co-ordinating exchange of contracts.

Replying to Requisitions and approving Transfer.

Providing completion statement.

Co-ordinating completion.

Redeeming any first mortgage and dealing with the  
release of any undertaking.

Reporting to you and concluding file.

Including a reasonable number of telephone calls,  
letters and emails to achieve the above objectives.

### Our fee will not include

Dealing with unexpected or additional issues of title  
such as but not limited to:-

Extra parcels of land

Correction of the register prior to exchange

New easements

Overage agreements, option agreements  
and similar

Licences e.g. for woodlands or environment  
issues

New restrictive covenants

Second and subsequent mortgages or first  
private mortgages

Litigation or dispute on any aspect of the  
transaction.

Matrimonial negotiations.

An unusual number of telephone calls and emails.

Duplicate correspondence with any third party.

Additional money laundering issues/obtaining ID  
from third parties e.g. where funds are supplied by  
a third party.

**Such additional matters will be charged at our  
current hourly rate**

## **SATURDAYS**

**Remember that we are open on  
Saturdays 8.30am to 12.30pm.**

### **Keeping in touch**

We are happy to contact you by phone, email,  
letter, personal visits.

Experienced secretarial staff will deal with some  
issues for efficiency and to keep costs down.