

**Residential Conveyancing Fee Guide**

Please note this is a guide only. For a specific quotation please contact us.

PURCHASE PRICE	FEES	VAT (CURRENTLY AT 20%)
Up to £350,000	£1,050.00 - £1,350.00	£210.00 - £270.00
£350,001 - £450,000	£1,100.00 - £1,450.00	£220.00 - £290.00
£450,001 - £600,000	£1,200.00 - £1,500.00	£240.00 - £300.00
£600,001 - £700,000	£1,300.00 - £1,600.00	£260.00 - £320.00
£700,001 - £800,000	£1,350.00 - £1,750.00	£270.00 - £350.00
<b>Others on request</b>		

SALE PRICE	FEES	VAT (CURRENTLY AT 20%)
Up to £350,000	£1,000.00 - £1,300.00	£200.00 - £260.00
£350,001 - £450,000	£1,050.00 - £1,400.00	£210.00 - £280.00
£450,001 - £600,000	£1,100.00 - £1,450.00	£220.00 - £290.00
£600,001 - £700,000	£1,150.00 - £1,550.00	£230.00 - £310.00
£700,001 - £800,000	£1,200.00 - £1,675.00	£240.00 - £335.00
<b>Others on request</b>		

ADDITIONAL COSTS	FEEs	VAT (CURRENTLY AT 20%)
Leasehold	£100.00 - £150.00	£20.00 - £30.00
New Build	£100.00	£20.00
Help to Buy ISA	£50.00 (per ISA)	£10.00
Shared Ownership	£100.00 - £150.00	£20.00 - £30.00

PURCHASE DISBURSEMENTS	COSTS	VAT IF APPLICABLE (CURRENTLY AT 20%)
Local, Environmental & Drainage Searches	£200.00 - £300.00	NO VAT
Land Registry Search	£3.00	NO VAT
CHAPS bank transfer	£35.00	£7.00
Stamp Duty Land Tax Form Completion	£40.00	£8.00
Bankruptcy Search (per name)	£2.00	NO VAT
Anti-Money Laundering Search (per name)	£19.73	NO VAT
Stamp Duty Land Tax	Please calculate this using the gov.uk calculator, as the rates often change. <a href="https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro">https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro</a>	NO VAT
<p><b>These are the standard disbursements, but others may be necessary e.g. commons registration search £38.50, chancel check £34, highways search £116 (all fees are approximate).</b></p> <p><b>In addition, if the purchase property is Leasehold the following fees may be payable. These fees will be determined by the wording of the Lease. Typically, these are as follows:</b></p> <p><b>Notice of Transfer/Charge £50.00 - £200.00</b></p> <p><b>Deed of Covenant £150.00 - £350.00</b></p> <p><b>Certificate of Compliance £60.00 - £300.00</b></p>		

PURCHASE PRICE	LAND REGISTRY FEE (NO VAT)
£0.00 - £80,000.00	£20.00
£80,001.00 - £100,000.00	£40.00
£100,001.00 - £200,000.00	£100.00
£200,001.00 - £500,000.00	£150.00
£500,001.00 - £1,000,000.00	£295.00
£1,000,001.00 and over	£500.00
<p><b>Please note if the purchase property is a new build, transfer of part or for the grant of a new lease the Land Registry Fee will increase.</b></p>	

SALE DISBURSEMENTS	COSTS	VAT IF APPLICABLE (CURRENTLY AT 20%)
Land Registry Office Copy Entries	£6.00 - £24.00	NO VAT
CHAPS bank transfer	£35.00	£7.00
Anti-Money Laundering Search (per name)	£19.73	NO VAT
<p><b>If the sale property is leasehold, there is likely to be an additional fee charged by the Freeholder and/or Management Company. Typically, these fees are between £100 - £400.</b></p>		