

SELECT CONVEYANCERS FEE SCALE

To ensure that all potential clients have an informed choice, we have set out below our current fees scale. At the end of the scale you will find some worked examples to assist you and details of a likely timescale for your transaction.

Residential Sale and Purchase - Estimate fee scale

Price Range	£200000 -£499000	£500,000 - £799,000	£800,000 - £900,000
Sale (freehold)			
Legal fee	£810.00	£910	£1,010
Sale (leasehold)			
Legal fee	£910.00	£1,010.00	£1,110.00
Purchase (freehold)			
Legal fee	£810.00	£910.00	£1,010.00
Purchase (leasehold)			
Legal fee	£1,010.00	£1,110.00	£1,310.00

For transactions above £900,000, please contact our office

VAT will be charged at the current rate in addition to the Legal fee

Cases where additional Legal Fees will apply

Acting for a mortgage lender (purchase)	£100.00
Acting on the redemption of any mortgage (sale)	£50.00
Preparing and filing an SDLT Return (purchase)	£50.00
Dealing with management companies (freehold)	£135.00
Preparing a deed of covenant (sale and purchase)	£100.00
Preparing or approving a licence to assign	£100.00
Preparing a statutory declaration	£95.00
Preparation of a trust deed	£200.00
Dealing with a Help to Buy ISA	£50.00
Dealing with a new Help to Buy Equity Loan	£250.00
Redemption of a Help to Buy Equity Loan	£150.00
Dealing with Shared Ownership	£200.00
Purchase of share of freehold reversion	£120.00
Preparing a general or trust power of attorney	£150.00
Dealing with matrimonial or third party lawyers	£200
Arranging indemnity insurance (per policy)	£50.00
Dealing with a deed of postponement	£200.00
Dealing with a retention	£250.00
Dealing with a negotiated lease extension	£600.00
Dealing with a new build purchase	£250.00

VAT will be charged at the current rate in addition to the Legal fee

Disbursements (these are costs payable to third-parties that relate to your matter)

Purchase (freehold and leasehold)

Stamp Duty Land Tax (use HMRC online)	https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
Land Registry fee (use online calculator)	http://landregistry.data.gov.uk/fees-calculator.html
Combined conveyancing search costs	£225.09
VAT on combined search costs	£45.02
Land Registry official search fee (per title)	£3.00
Land charges search fee (per name)	£3.00

Identity/AML search fee (per name)	£24.50
VAT on Identity/AML search fee (per name)	£4.90

NB: Depending upon the area for your new property, additional searches may be required. Details of the fees relating to any required additional searches will be provided as soon as the requirement has been established.
Leasehold transactions will often be subject to additional disbursements prescribed by the terms of the lease and details will be provided as soon as the information becomes available.

Sale (freehold and leasehold)

Land Registry office copy entries (per title)	£3.00
Land Registry office copy documents (per item)	£3.00
Identity/AML search fee (per name)	£24.50
VAT on Identity/AML search fee (per name)	£4.90

NB: The sale of leasehold properties and freehold properties that are subject to the payment of estate maintenance charges will often involve the payment of additional disbursements (eg: fees payable to managing agents for the supply of necessary management information). Such disbursements will vary considerably and details of any such necessary disbursements will be provided as soon as the information becomes available.

Other transactions relating to Residential Property - Estimate Fee Scale

Remortgage

Price range	£200,000 - £499,000	£500,000 - £799,000	£800,000 - £900,000
Legal fee	£560.00	£685	£785.00

For transactions above £900,000, please contact our office

VAT will be charged at the current rate in addition to the Legal Fee

Disbursements (these are costs payable to third-parties that relate to your matter)

Land Registry fee (use online calculator)	http://landregistry.data.gov.uk/fees-calculator.html
Land Registry office copy entries (per title)	£3.00
Identity/AML search fee (per name)	£24.50
VAT on Identity search fee	£4.90
Combined conveyancing search insurance	£50.00

NB: In the case of a remortgage of a leasehold property or a freehold property that is subject to an estate maintenance charge, additional disbursements may be payable (eg: notice fees and administration charges payable to the managing agent). Details of any additional charges will be advised as soon as the information becomes available.

Timescale - the likely timescale for this type of transaction is 6 - 8 weeks

Lease extensions

Legal fee	£635.00
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VAT will be charged at the current rate in addition to the Legal Fee.

Disbursements (these are costs payable to third-parties that relate to your matter)

Stamp Duty Land Tax (use HMRC online calculator)	https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
Land Registry fee (use online calculator)	http://landregistry.data.gov.uk/fees-calculator.html
Land Registry office copy entries (per title)	£3.00
Land Registry office copy document (per item)	£3.00 - £7.00
Identity/AML Search fee (per name)	£24.50
VAT on identity search fee	£4.90

NB: We do not deal with the preparation of notices pursuant to a statutory lease extension process. Our charges indicated relate to a non-statutory (ie: negotiated) lease extension or to the legal process following the settlement of a statutory lease extension

It is likely that you will also be required to pay the legal fees and disbursements incurred by your Landlord in relation to the extension

Timescale - this will largely depend upon how quickly the terms of the new lease can be agreed between the parties. Subject to this, the likely timeframe is 6 to 8 weeks.

Commercial Property Legal Fee Scale

Our legal fees relating to all commercial property transactions will be based upon the hourly rate charged by Peter Dodd (Licensed Conveyancer with over 40 years experience in both residential and commercial conveyancing).

Current hourly rate £250.00

VAT will be charged at the current rate in addition to the Legal Fee

NB: Depending upon the nature of the transaction the time involved in completing the matter can vary considerably. Once we have a clear understanding of all aspects relating to the individual transaction, we will be able to provide a guide as to the number of hours involved and an estimate as to our total legal fees in that matter.

Disbursements (these are costs payable to third-partiesthat relate to your matter

Disbursements may include the following

Stamp Duty Land Tax (use HMRC online)	https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
Land Registry fees (use online calculator)	http://landregistry.data.gov.uk/fees-calculator.html
Combined commercial conveyancing searches	£600.00
Companies House search and administration fees	£48.00
Land Registry search fees (per title)	£3.00
Identity/AML search fees (per name)	£24.50
VAT on identity search fees	£4.90

Timescale - commercial transactions can be extremely complex and involve considerable negotiation. In view of this it is not possible to provide a general timescale for this type of work. Once full details of the proposed transaction are established, a likely timescale can be provided.

Example Estimates - Residential Property

Example 1 - Freehold purchase at £250,000 of a registered title with a new mortgage

Our charges on purchase	£810.00
Our charges on mortgage	£100.00
Our charge for preparing an SDLT Return	£50.00
Bank transfer fees	£35.00
Total legal fees	£995.00
VAT on Legal fees and bank transfer fee	£199.00

Disbursements

Combined search fees with VAT	£270.11
Land Registry fee	£150.00
Land Registry search fee	£3.00
Land Charges search fee	£3.00
Identity/AML Search fee with VAT	£29.40

Sub total	£1,649.51
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SDLT to be added:-

SDLT - if First Time Buyer	£0.00
SDLT - if not First Time Buyer and no second home	£0.00
SDLT - if purchase of a second property	£7,500.00

Timescale - the likely overall timeframe for this type of transaction is 6 to 8 weeks

Example 2 - Freehold sale at £650,000 with mortgage to redeem

Our charges on sale	£910.00
Our charges on mortgage redemption	£50.00
Bank transfer fees	£35.00
Total Legal fees	£995.00
VAT on Legal Fees and Bank transfer fee	£199.00

Disbursements

Land Registry office copy entries	£3.00
Land Registry office copy documents	£3.00
Identity/AML Search fee with VAT	£29.40

Total fees and disbursements	£1,229.40
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Timescale - the likely overall timeframe for this type of transaction is 6 to 8 weeks

Example 3 - Leasehold purchase at £300,000 with registered title and with new mortgage and share of freehold

Our charges on purchase	£1,010.00
Our charges on mortgage	£100.00
Our charges on SDLT Return	£50.00
Our charges on share of freehold	£120.00
Bank transfer fee	£35.00
Total Legal fees	£1,315.00
VAT on legal fees and bank transfer fee	£263.00

Disbursements

Combined search fees with VAT	£270.11
Land Registry fee (including £40 fee for freehold)	£190.00
Land Registry search fee	£3.00
Land Charges search fee	£3.00
Identity/AML Search fee with VAT	£29.40

Sub Total	£2,073.51
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SDLT to be added:-

SDLT - If First Time Buyer	£0.00
SDLT - If not First Time Buyer and no second home	£2,500.00
SDLT - If purchase of a second property	£11,500.00

Timescale - in view of the likely involvement of third parties (eg: managing agents, management companies, the Landlord) the likely timeframe for this type of transaction is difficult to predict. The overall time for the transaction may be as short as 6 to 8 weeks, but may extend to 12 weeks depending upon such matters as the length of the conveyancing chain and the delays in obtaining necessary information.