



RESIDENTIAL CONVEYANCING FEES & COSTS

SALES

SALES	UPTO £100,000	UPTO £200,000	UPTO £300,000	UPTO £400,000	UPTO £500,000	UPTO £750,000	UPTO 1MILLION
HBW CONVEYANCING FEES	£625.00	£700.00	£750.00	£800.00	£850.00	£1,000.00	£1,050.00
VAT	£125.00	£140.00	£150.00	£160.00	£170.00	£200.00	£210.00
LAND REGISTRY OFFICE COPIES & PLAN	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00
CASE MANAGEMENT ADMIN FEE PLUS VAT	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70
BANK TRANSFER ADMIN FEE PLUS VAT	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00
ADMIN FEE ELECTRONIC ID VERIFICATION PLUS VAT - SINGLE	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00
ADMIN FEE ELECTRONIC ID VERIFICATION - JOINT	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00
TOTAL - SINGLE	£826.20	£916.20	£976.20	£1,036.20	£1,096.20	£1,276.20	£1,336.20
TOTAL - JOINT	£832.20	£922.20	£982.20	£1,042.20	£1,102.20	£1,282.20	£1,342.20

RESIDENTIAL CONVEYANCING FEES & COSTS

PURCHASES

PURCHASE PRICE	UPTO £100,000	UPTO £200,000	UPTO £300,000	UPTO £400,000	UPTO £500,000	UPTO £750,000	UPTO £1,000,000
HBW CONVEYANCING FEES	£675.00	£750.00	£800.00	£850.00	£900.00	£950.00	£1,025.00
VAT	£135.00	£150.00	£160.00	£170.00	£180.00	£190.00	£205.00
BANK TRANSFER ADMIN FEE VAT	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00
CASE MANAGEMENT ADMIN FEE PLUS VAT	£23.50 £4.70	£23.50 £4.70	£23.50 4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70
SDLT ADMIN FEE VAT	£40.00 £8.00	£40.00 £8.00	£40.00 £8.00	£40.00 £8.00	£40.00 £8.00	£40.00 £8.00	£40.00 £8.00
BMBC – LOCAL AUTHORITY SEARCH	£90.80	£90.80	£90.80	£90.80	£90.80	£90.80	£90.80
COAL AUTHORITY MINING SEARCH	£42.00	£42.00	£42.00	£42.00	£42.00	£42.00	£42.00
HMLR SEARCH - SINGLE	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00
HMLR SEARCH - JOINT	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00
REGISTRATION FEE	£40.00	£100.00	£150.00	£150.00	£150.00	£295.00	£295.00
ADMIN FEE - ELECTRONIC ID VERIFICATION SINGLE VAT	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00
ADMIN FEE - ELECTRONIC ID VERIFICATION JOINT VAT	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00
ADMIN FEE DEEDS STORAGE PLUS VAT	£25.00 £5.00	£25.00 £5.00	£25.00 £5.00	£25.00 £5.00	£25.00 £5.00	£25.00 £5.00	£25.00 £5.00
TOTAL - SINGLE	£1,136.00	£1,286.00	£1,396.00	£1,456.00	£1,516.00	£1,721.00	£1,811.00
TOTAL - JOINT	£1,144.00	£1,294.00	£1,404.00	£1,464.00	£1,524.00	£1,729.00	£1,819.00

PRICES INCLUDE DEEDS STORAGE FEE



TRANSFER OF EQUITY AND RE-MORTGAGE

	UPTO £80,000	UPTO £100,000	UPTO £200,000	UPTO £500,000	UPTO £1,000,000
HBW CONVEYANCING FEE	£400.00	£400.00	£400.00	£400.00	£700.00
VAT	£80.00	£80.00	£80.00	£80.00	£140.00
HMLR SEARCHES - SINGLE	£5.00	£5.00	£5.00	£5.00	£5.00
HMLR SEARCHES - JOINT	£7.00	£7.00	£7.00	£7.00	£7.00
OFFICE COPIES & PLAN	£6.00	£6.00	£6.00	£6.00	£6.00
SEARCH INDEMNITY POLICY	£20.00	£20.00	£45.00	£77.00	£112.00
CASE MANAGEMENT ADMIN FEE PLUS VAT	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70	£23.50 £4.70
BANK TRANSFER ADMIN FEE PLUS VAT	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00	£30.00 £6.00
REGISTRATION FEE	£20.00	£40.00	£100.00	£150.00	£295.00
ADMIN FEE - ELECTRONIC ID VERIFICATION – SINGLE PLUS VAT	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00	£5.00 £1.00
ADMIN FEE - ELECTRONIC VERIFICATION FEE – JOINT PLUS VAT	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00	£10.00 £2.00
TOTAL - SINGLE	£631.20	£651.20	£736.20	£818.20	£1358.20
TOTAL - JOINT	£639.20	£659.20	£744.20	£826.20	£1366.20



STAMP DUTY LAND TAX

In addition to the property purchase price, Stamp Duty may be payable. The table below outlines the various percentages of Stamp Duty payable.

PROPERTY OR LEASE PREMIUM OR TRANSFER VALUE	SDLT RATE
UPTO £250,000	ZERO
£250,001 to £925,000	5%
£925,001 to £1.5 million	10%
Above £1.5 million	12%
BUY TO LET AND 2ND PROPERTIES	
UPTO £250,000	3%
£250,001 to £925,000	8%
£925,001 to £1.5 million	13%
Above £1.5 million	15%
FIRST TIME BUYERS	
UPTO £425,000	EXEMPT
THE PORTION OVER £425,001 TO £625,000	5%



TABLE OF ADDITIONAL COSTS

1. Leasehold add £75 plus VAT
2. Newbuild and first registration
 - The Lang Registry Fee is extra
 - HBW Fee an additional £50 plus VAT
 -
3. Help to Buy ISA
 - £50 plus VAT
4. Deed of Trust
 - £125 plus VAT
5. Help to Buy Mortgage
 - £50 plus VAT
6. Reclaiming Stamp Duty
 - From previous transaction
 - £50 plus VAT
7. Dealing with third party solicitor acting for a Lender and Portfolio buy to let's – refer to Commercial pricing.
8. Deeds storage fee
 - £25 plus VAT

The above is not an exhaustive list. There are a wide range of issues that can from time to time result in additional fees and costs. In the event that something arises that may affect the cost we will always discuss this with you and make additional costs clear.



COMMERCIAL PROPERTY

The nature of commercial property legalities can vary drastically in terms of requirements and complexity. For that reason, we cannot provide an exhaustive list of all the possible costs, but some of the typical costs are as follows: -

1. **Grant of new and assignment of existing Leases including Licence to Assign**
£500.00 to £2,000 plus VAT
2. **Sale & Purchase of Commercial Property**
Property only - £500 to £2,500 plus VAT

With business, or as a going concern
£700 to £3,000 up to maximum business/asset value of £1 Million
3. **Commercial & Residential Portfolio Mortgages**
£500 to £3,000 plus VAT



TABLE OF ADDITIONAL COSTS

9. Leasehold add £75 plus VAT
10. Newbuild and first registration - The Land Registry Fee is extra
- HBW Fee an additional £50 plus VAT
-
11. Help to Buy ISA - £50 plus VAT
12. Deed of Trust - £100 plus VAT
13. Help to Buy Mortgage - £50 plus VAT
14. Reclaiming Stamp Duty
From previous transaction - £50 plus VAT
15. Dealing with third party solicitor acting for a Lender and Portfolio buy to let's – refer to Commercial pricing.

The above is not an exhaustive list. There are a wide range of issues that can from time to time result in additional fees and costs. In the event that something arises that may affect the cost we will always discuss this with you and make additional costs clear.

