



CONVEYANCING FEES & DISBURSEMENTS ESTIMATE EXAMPLES

<u>Price</u>	<u>£150,000 – £300,000</u>	<u>£300,000 – £500,000</u>	<u>£500,000 –</u>
<u>£1,000,000</u>			
<u>Estimated Legal Fees:</u>	(VAT will be added at the current rate in addition to the Legal Fee)		
SALE –FREEHOLD	£897 – £997	£997 – £1197	£1197 –
£1547			
SALE –LEASEHOLD	£1147 – £1247	£1247 – £1447	£1,447 –
£1797			
PURCHASE –FREEHOLD INC MORTGAGE	£997 – £1147	£1147– £1347	£1347 –
£1492			
PURCHASE –LEASEHOLD INC MORTGAGE	£1297 – £1447	£1447 – £1647	£1647 –
£1792			
<u>Supplemental Legal Fees (if applicable):</u>			
Bank Transfer Processing Fee		£35 +VAT per Transfer	
Managed Estates Supplement (Sale or Purchase)			£250 +VAT
Unregistered Land Supplement (if title not registered at the Land Registry)			£300 +VAT

Shared Ownership or Retirement Flats Supplement (eg Housing Association or Retirement Company)	£300 +VAT
Newbuild Supplement (if buying brand new property from a Developer)	£950 +VAT
Help to Buy ISA Supplement	£50 +VAT
Gift Deposit (per Doner)	£75 + VAT

Likely Disbursements (costs payable to 3<sup>rd</sup> parties in relation to the transaction):

Anti-Money Laundering Searches (per name -applicable to Sales & Purchases)	£7.20
Verification of ID+ if not face to face (per name -applicable to Sales & Purchases)	£11.00
Workspace & Covering Documents for Electronic Onboarding (if applicable)	£7.80
Land Registry & Stamp Duty Land Tax Return Processing Fees (Purchase only)	£9.80
Office Copies of your Title from the Land Registry (estimated -Sale only)	£10 - £20
Electronic Smart Forms (per user - Sale)	£7.80
Verification of Source of Funds (per name -if required)	£2.40
Search Fees (estimated - Purchase only)	£375 - £400
Chancel Indemnity Insurance (Purchase only)	£10
Land Registry Registration Fee (Purchase only - varies according to Price & assuming electronic application)	£20 - £500 est
Stamp Duty Land Tax (Purchase only -please refer to HMRC Stamp Duty Land Tax Calculator)	

These Disbursements are an estimate only and are liable to change if our provider's charges change

Please note

If you are buying or selling a Leasehold Property or a Freehold Property on a Managed Estate, then there are also likely to be additional fees payable to the Landlord/Managing Agent

If your matter requires additional work not included in the Estimate, then you will be informed of this and given an indication of what the additional cost will be at the earliest possible time. Matters might exceed the estimated fee when they are particularly complicated, for example where a Lease has to be extended as part of the purchase of a Leasehold transaction.

We do pride ourselves on giving a personal service so do please give us a call on 01732 790100 or 01323 345017 for a chat and we can then prepare a personalised specific Conveyancing Estimate for your particular case.

