

**Residential Conveyancing Fee Guide**

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

<b>PURCHASE PRICE</b>	<b>FEES</b>	<b>VAT (CURRENTLY AT 20%)</b>
Up to £350,000	£1,250.00 - £1,525.00	£250.00 - £305.00
£350,001 - £450,000	£1,400.00 - £1,625.00	£280.00 - £325.00
£450,001 - £600,000	£1,590.00 - £1,675.00	£318.00 - £335.00
£600,001 - £700,000	£1,750.00 - £1,775.00	£350.00 - £355.00
£700,001 - £850,000	£1,900.00 - £2,100.00	£380.00 - £420.00
<b>Others on request</b>		

<b>SALE PRICE</b>	<b>FEES</b>	<b>VAT (CURRENTLY AT 20%)</b>
Up to £350,000	£1,050.00 - £1,475.00	£210.00 - £295.00
£350,001 - £450,000	£1,250.00 - £1,575.00	£250.00 - £315.00
£450,001 - £600,000	£1,400.00 - £1,625.00	£280.00 - £325.00
£600,001 - £700,000	£1,500.00 - £1,725.00	£300.00 - £345.00
£700,001 - £800,000	£1,650.00 - £1,850.00	£330.00 - £370.00
<b>Others on request</b>		

ADDITIONAL COSTS	FEEs	VAT (CURRENTLY AT 20%)
Leasehold	£150.00 - £250.00	£30.00 - £50.00
New Build	£100.00	£20.00
Help to Buy ISA	£50.00 (per ISA)	£10.00
Shared Ownership	£150.00 - £250.00	£30.00 - £50.00

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>		

<b>PURCHASE PRICE</b>	<b>LAND REGISTRY FEE (NO VAT)</b>
£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
<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>	

<b>SALE DISBURSEMENTS</b>	<b>COSTS</b>	<b>VAT IF APPLICABLE (CURRENTLY AT 20%)</b>
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
<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>		