

CONVEYANCING FEES

Sale & Purchase of a freehold residential property

Our fees cover all of the work* required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Conveyancing work will be carried out by Rachel Sebastian, a qualified solicitor with over 23 years of conveyancing experience with firms in London, Newcastle and on her own account.

Conveyancer's fees and disbursements

Fixed Fee for our legal work:

Sale & Purchase Price of the Property £	Legal Fee £	VAT £	Total £
0-60,000	550	110	660
60,001-100,000	580	116	696
100,001-150,000	600	120	720
150,001-200,000	650	130	780
200,001-250,000	700	140	840
250,001-300,000	750	150	900
300,001-350,000	800	160	960
350,001-400,000	850	170	1,020
400,001-500,000	950	190	1,140
500,001-1,000,000	1,700	340	2,040
1,000,001-2,000,000	3,000	600	3,600

Disbursements (amounts we pay to others):

Disbursement	Cost £	VAT	Total
Local Search Insurance (if required)	This varies dependent on type and value of property	+ IPT 12%	TBA – fees range from £10 (£75,000 property) to £55 both + IPT (£1M property), a property worth £250,000 would be £19 + IPT
Land Registry Fees to register your purchase:	Purchase Price	Fee	Total
	0-80,000	20	20
	80,001-100,000	40	40
	100,001-200,000	100	100
	200,001-500,000	150	150
	500,001-1,000,000	295	295
	1,000,001+	500	500

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Additional Leasehold Disbursements may include**

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is £50 - £200.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is £50 - £200.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is £80 - £200.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, this can range from £50 - £200.

**These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge when we receive this information.

Additional Costs:

Disbursement	Cost £	VAT	Total
Searches	205	41.00	246
Land Registry Search	6	1.20	7.20
Bankruptcy search(each)	6	1.20	7.20
Bank Fee (each)	30	6.00	36.00
Local Search Insurance (if required)	This varies dependent on type and value of property	+ IPT 12%	TBA – fees range from £10 (£75,000 property) to £55 both + IPT (£1M property), a property worth £250,000 would be £19 + IPT

Our Additional Charges (plus 20% VAT) :

- For Leasehold Title: £150
- Acting for Lender (min): (please refer to your mortgage offer) £150
- For New Build Property: £200
- Declaration of Trust / Solvency / Gifted Deposit: £150
- Help to Buy ISA Bonus (each) £50
- Notice of Transfer and Charge £50
- Resolving Title Issues (approx.): £150
- Unregistered Title £150
- Arranging Indemnity Insurance £40
- Tenants in situ £75
- Registration of Charge at Companies House £50
- Retention £40
- LMS/Lenders Exchange £45
- Deed of Variation £350
- Mortgage Redemption £50
- Retention £40

Referral fee (if any)

As a matter of principle, we do not pay referral fees to third parties (e.g. estate agents) under any circumstances.

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here.](#)

How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 4-6 weeks. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

NOTE:

* Our fee assumes that:

- a. This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
- b. The transaction is concluded in a timely manner and no unforeseen complication arise.
- c. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- d. No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- e. That this is a residential conveyancing transaction. For our prices for commercial conveyancing please contact us for a specific quote.

Stages of the Transaction

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer
- Send final contract to you for signature
- Draft Transfer
- Advise you on joint ownership
- Obtain pre-completion searches
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 14-18 weeks. It can be quicker or slower, depending on the parties in the chain.

NOTE:

* Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- this is the assignment of an existing lease and is not the grant of a new lease
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- That this is a residential conveyancing transaction. For our prices for commercial conveyancing please contact us for a specific quote.

CONVEYANCING FEES

Mortgaging or Re-Mortgaging of a freehold & leasehold residential property

Our fees cover all of the work* required to complete the mortgaging or re-mortgaging (“mortgage”) of your new home, including dealing with registration at the Land Registry.

Conveyancing work will be carried out by Glynis M Mackie, a qualified solicitor with over 35 years of conveyancing experience with firms in Newcastle and on her own account.

Conveyancer's fees and disbursements

Fixed Fee for our legal work:

Mortgage Amount £	Legal Fee £	VAT £	Total £
0-500,000	550	110	660
500,001-2,00,000	650	130	780

How long will my re-mortgage take?

How long it will take from the award of a mortgage in principle will depend on a number of factors. The average process takes between 6-8 weeks. It can be quicker or slower, depending on the circumstances and the lender involved.

Stages of the Process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Liaise with previous and proposed lenders and contact lenders’ solicitors if needed
- Receive and advise on mortgage documents
- Carry out any required searches or take our search insurance
- Obtain any further documentation required by lender
- Make any necessary enquiries required by lender
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final mortgage deed to you for signature

- Agree completion date
- Complete new mortgage
- Arrange for all monies needed to be received from new lender are paid over to previous lender to discharge current mortgage
- Deal with application for registration at Land Registry

NOTE:

* Our fee assumes that:

- This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- This is the assignment of an existing lease and is not the grant of a new lease
- The transaction is concluded in a timely manner and no unforeseen complication arise
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- That this is a residential mortgage transaction. For our prices for commercial conveyancing please contact us for a specific quote.