

Fees for conveyancing transactions

We believe that our fees are fair and reasonable having regard to all the circumstances of the matter, as required by our regulator. The additional factors which will affect the fees include the complexity and importance of the matter, the skill involved and the need for urgency.

Once the detail of your matter is known we can better advise if any of these factors are likely to affect the fees.

Experience

Our team has over 18 years of collective experience in delivering high quality work in all matters relating to conveyancing and property. The team has particular expertise in the transfer of freehold and leasehold properties and creation of long term residential leasehold title.

Regardless of who works on your matter, they will be supervised by Omotayo Aruna-Spitaler, Director and Head of conveyancing and property.

Fee overview

The fees quoted are an estimated average and provide a basic guide.

The fees are exclusive of VAT. Please note the fee covers all of the work required to complete a typical matter such as this and includes receiving or preparing the contract and other property information, undertaking searches and enquiries on the property, raising or responding to requisitions on title, liaising with the lender throughout the transaction, reviewing incidental information such as exclusion, inclusions, fixtures and fittings, dealing with HM Land Registry, and overall control of the transaction throughout, including liaison with relevant third parties including any estate agents, lenders and broker.

1. Our fees are estimated on the value of the property;

Whilst it is not possible to provide a detailed estimate of the cost of your matter until we have spoken with you, please see below for our average fees.

Conveyancing transaction	Average fee charged
Standard freehold sale	£825 - £1095
Standard freehold purchase	£895 - £1175
Standard leasehold sale	£925 - £1125
Standard leasehold purchase	£995 - £1225
Standard re-mortgage	£550 - £800

These prices are all exclusive of VAT and disbursements.

Additional factors

The above are average prices based on recent instructions and assume a straightforward transaction without unforeseen complexity or issues. The actual cost will depend on the detail of your particular transaction and whether any additional matters must be taken into account. Additional matters which can see an additional charge include, but are not limited to:

- Service charge retentions;
- New builds;
- Contract races;
- Auction purchases;
- Where the mortgage lender instructs its own solicitor;
- Where the lease purchase includes the purchase of a share of the freehold;
- Where a lease extension is involved;
- Where freeholder consent for any reason may be required;
- Where there is a perceived defect in title;
- If leasehold, that it is the transfer of an existing lease and not the grant of a new lease;
- Shared ownership transactions;
- Missing or absentee landlords;
- Compulsory purchase;
- Where a transaction is required to be expedited;
- Lock out/exclusivity agreements.

Obviously all cases are different and we will try our best to inform you as soon as we become aware of any feature that might have an impact on the quoted fee.

VAT and disbursements

VAT, which is currently 20%, will be added to the fees. For example, a fee of £2,000 will attract a VAT liability of £400.

Disbursements are costs relating to the matter that are payable to third parties such as HM Land Registry. We handle disbursements on your behalf to ensure Smoother process. Whilst the list below is not exhaustive it does comprise the usual disbursements:

Disbursement	Estimated cost
Search fees	£220
Stamp duty land tax	Depend on price of property.
HM Land Registry fee	£20 - £455
Managing agents pack	£250 -£550
Notice and compliance fees for leasehold properties	£60 - £150
Bank transfer fees	£35
Anti-money laundering fees	£12

Your approval will be sought before incurring any disbursements not listed in excess of £50.

Timescale

A standard conveyancing matter can take approximately eight to ten weeks from acceptance of an offer to completion. It can sometimes take longer, but we will inform you of any likely delays as soon as we become aware.

Stages/Process

Key stages :

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