

A Guide to our Residential Conveyancing Fees

Our fee quotes are based upon an assessment of the amount of work the firm anticipates that will be involved in the specific case. This is difficult to do precisely without first understanding or discussing your exact requirements. Therefore, the ranges of charges below are provided to give an indication of the likely approximate cost of a transaction. For a precise cost estimate you should contact us for a bespoke quote and we will be able to give you a full detailed breakdown of all the charges involved. The indicative fees are based on the average amount of work involved in a typical standard transaction of this type.

TYPICAL PURCHASE FEES

PLS Legal Fees (Inclusive of VAT at 20%) £290 - £1500

Additional fees are included in the above range and are applied where applicable. Some typical examples of these are as follows (inclusive of VAT):

Leasehold Fee

Help To Buy ISA fee

Gifted Deposit fee

Telegraphic Transfer Admin fee (our fee for administering the Telegraphic Transfer)

Lawyer Checker fee

ID Verification fee

Acting for Mortgage Lender fee (varies depending on loan amount)

Search Fees (Inclusive of VAT at 20%) (these are not included in the legal fees mentioned above) £75 - £375

Dependant on the property type and location typical examples of these can be:

Local Search (this is a fairly typical price for a personal local search . In some instances an official local search may be required which can be up to three times the cost quoted).	£75.00
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Environmental Search	£65.00
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Drainage Search	£80.00
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Mining Search	£45.00
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Brine Search	£45.00
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Chancel Search	£20.00
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Other Disbursements (no VAT)* (these are not included in the legal fees mentioned above)

Stamp Duty (0% - 10% dependant on the value of your property) You can calculate the amount you will need to pay by using HMRC's website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> or if the property is located in Wales by using the Welsh Revenue Authority's website <https://gov.wales/land-transaction-tax-calculator>

Land Registry Fee (Dependant on the value of the property)	£40.00 - £910.00
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Office Copies	£2.00 - £20.00
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Land Registry Pre Completion Search (OS1 or OS2)	£3.00
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Bankruptcy Search Fee (£2 per person)	£2.00 - £4.00
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*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. For leasehold Properties there are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

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Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £25.00 + VAT and £300.00 + VAT per Notice (in some instances more than one Notice of Transfer may be required).

Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £25.00 + VAT and £300.00 + VAT per Notice (in some instances more than one Notice of Charge may be required).

Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £25.00 + VAT and £300.00 + VAT per Deed of Covenant (in some instances more than one Deed of Covenant may be required).

Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £25.00 + VAT and £300.00 + VAT per Certificate (in some instances more than one certificate may be required).

Fee to issue a new Share Certificate - To be confirmed upon receipt of the lease, as can range between £25.00 + VAT and £300.00 + VAT.

*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 once we receive this information.

Please contact us for a Free Quote.

A detailed quote will always be provided to you at the beginning of the case.

Our fee quotes for the work to be carried out are made on the following assumptions. If all or any of the assumptions are incorrect, we may need to revise our quotation:

- That the property is registered land.
- That all the title documents are provided by the representatives acting for the lessor/seller/assignor and that we are not expected to consider defective title indemnity policies. Nor are we expected to have to prepare statutory declarations or make applications to the Land Registry to correct any defects in the title.
- 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.
- That the transaction is concluded in a timely manner and no unforeseen complication arise.
- That all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- That you are obtaining a mortgage from a high street lender and that lender does not require separate legal representation.
- That no third parties' consents are needed to the purchase proceeding or assignment of lease.
- In tenanted property that you will have all licences and registration in place in order to let the property. We will not provide advice on these aspects.

How long will my house purchase take?

The average length of a conveyancing transaction from instruction to completion is currently about 15-20 weeks. However, the time an individual case takes to complete can vary greatly, depending on the particular circumstances, and is largely the result of the readiness and willingness of all parties to proceed, the property title (eg freehold, leasehold, registered, un-registered), responses from landlords or management companies, and other factors.

The following are some examples of factors which can affect the timescale in a conveyancing transaction. This list is not exhaustive:

- Delays by third parties, e.g. the other side's solicitor
- A delay elsewhere in the chain
- Probate or divorce proceedings
- Obtaining necessary information from third parties such as management companies or landlords
- Complex titles
- Leasehold properties and flats
- Unforeseen work e.g. existing tenants in the property or obtaining planning and building regulation consents for works undertaken, specialist reports required.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, a standard purchase transaction will usually involve the following stages (the typical stages listed below are reflected in the indicative fees and disbursements referred to above)

- Take your instructions and give you initial advice
- Receive and advise on contract documents
- Carry out searches
- Make any necessary enquiries of seller's solicitor
- Report on the title of the property to you (and your lender if you are obtaining a mortgage).
- Report to you on the mortgage offer
- Send final contract to you for signature
- Draft the Transfer Deed
- Obtain pre-completion searches
- 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

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If the property being purchased is leasehold or freehold with a management company, the following stages may also apply:

- Reviewing the Leasehold or Management Information Pack;
- Making enquiries of the seller's solicitor, landlord and / or management company;
- Serving a Notice of Transfer and (where required) Notice of Mortgage on the Landlord and/or Management Company.