

Pricing Guide

Residential Property

Residential Property Transaction Fees

Property Price	Leasehold		Freehold	
	Purchase	Sale	Purchase	Sale
Up to £450,000	£1,300 - £1,500	£1,200 - £1,500	£1,200 - £1,500	£1,100 - £1,500
£450,000 - £550,000	£1,400 - £1,600	£1,300 - £1,500	£1,300 - £1,500	£1,200 - £1,500
£550,000 - £650,000	£1,600 - £1,800	£1,500 - £1,700	£1,500 - £1,700	£1,300 - £1,500
£650,000 - £750,000	£1,700 - £1,900	£1,600 - £1,800	£1,600 - £1,800	£1,500 - £1,700
£750,000 - £850,000	£1,900 - £2,200	£1,800 - £2,100	£1,800 - £2,100	£1,700 - £2,000
£850,000 - £1m	£2,200 - £2,700	£2,100 - £2,600	£2,100 - £2,600	£2,000 - £2,250
£1m - 2m	£2,700 - £4,000	£2,600 - £4,000	£2,600 - £4,000	£2,250 - £3,750
£2m - 5m	£4,000 - £9,000	£4,000 - £9,000	£4,000 - £9,000	£3,750 - £9,000

Price brackets are affected by individual transaction requirements including, but not limited to, registration of Unregistered Land, serving Notice of Charge/Assignment, Deed of Covenant, Licence to Assign, Deed of Variation, Indemnity Policy, Stock Transfer Form, Lost Share Certificate Indemnity, Obtaining Compliance Certification, purchase of New Build Properties, Help To Buy Scheme, Help to Buy ISA.

Residential Property Purchases

The fee quotes above cover all the work required to complete a purchase of a residential property. The fee quotes include applying for registration at the Land Registry on ownership of a new property and dealing with the payment of Stamp Duty Land Tax.

Any fees originally quoted may be reviewed and revised if the transaction becomes protracted or complicated.

VAT and disbursements are payable in addition to the fees quoted. Please see below an example of disbursements that may be incurred for a purchase of a property:

Search pack (Local, Water & Drainage, Environmental & Flood)	Approx. £500
Coal Authority Search (if required)	£49
Bank telegraphic transfer fee	£35
Land Registry documents fees	Approx. £20
Land Registry search fees	£3
Land Registry bankruptcy fees	£2
Land Registry registration fees	£270 - £455 (depending on the value of the property)
Lawyer Checker (if required)	£12

Stamp Duty Land Tax will be payable at the applicable rate depending on your circumstances.

There may also be additional disbursements depending on the requirements of a lease, if the property being purchased is a leasehold property, as follows:

Notice of Transfer fee	Approx. £60 - £80
Notice of Charge fee	Approx. £60 - £80
Deed of Covenant fee	Approx. £150

These fees vary from property to property and can, on occasion, be significantly more than the examples given above. We will be able to provide the accurate amount when we have reviewed the relevant documents for the property.

Residential Property Sales

The fee quotes above cover all the work required to complete a sale of a residential property. Any fees originally quoted may be reviewed and revised if the transaction becomes protracted or complicated.

Disbursements are payable in addition to the fees quoted. Please see below an example of disbursements that may be incurred for a sale of a property:

Bank telegraphic transfer fee	£35
Land Registry documents fees	Approx. £20
Land Registry search fees	£3

If the property being sold is a leasehold property, additional disbursements will be as follows:

Management pack	Approx. £200 - £700
Licence to Assign	Approx. £1,500 - £2,000

These fees vary from property to property and can, on occasion, be significantly more than the examples given above. We will be able to provide the accurate amount when we have reviewed the relevant documents for the property. VAT is payable in addition to the fees quoted.

Timescales

Residential property transactions can take between 12 and 24 weeks to complete from receipt of full instructions. This varies, of course, depending on the nature of the matter and other factors that arise, such as being held up by other parties or losing a buyer.

The Team

Our Residential Property Teams are led in Lewes and London by Heads of Teams who oversee solicitors, licenced conveyancers and paralegals who may be involved in your matter.

Further Help & Advice

Lewes

Trinity House, School Hill, Lewes, Sussex
BN7 2NN

Tel 01273 480616

DX 3100 Lewes 1

Email lewes@adamsandremers.com

London

55-58 Pall Mall, London SW1Y 5JH

Tel 020 7024 3600

Email london@adamsandremers.com