

Pricing Guide

Residential Property

Residential Property Transaction Fees

| Property Price | Leasehold | | Freehold | |
|-------------------------|-----------------|-----------------|-----------------|-----------------|
| | Purchase | Sale | Purchase | Sale |
| Up to £500,000 | £1,400 - £2,200 | £1,400 - £2,000 | £1,300 - £1,800 | £1,200 - £1,700 |
| £500,000 - £1,000,000 | £2,000 - £3,200 | £1,800 - £3,000 | £1,600 - £2,800 | £1,500 - £2,700 |
| £1,000,000 - £1,500,000 | £3,000 - £4,000 | £2,800 - £3,800 | £2,600 - £3,500 | £2,500 - £3,200 |
| £1,500,000 - £2,000,000 | £3,800 - £4,600 | £3,500 - £4,400 | £3,200 - £4,200 | £3,000 - £4,000 |
| £2,000,000 - £5,000,000 | £4,500 - £9,500 | £4,200 - £9,000 | £4,000 - £9,000 | £3,800 - £8,500 |

| Property Price | Leasehold | Freehold |
|-----------------------|-----------------|-----------------|
| | Remortgage | |
| Up to £500,000 | £1,000 - £2,000 | £800 - £1,800 |
| £500,000 - £1,000,000 | £1,500 - £3,000 | £1,250 - £2,500 |
| £1,000,000 + | £2,500 + | £2,000 + |

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.

Please note that there is a £35 plus VAT fee payable for any same day credit transfer we are required to make (e.g. transfer of the funds to the sellers on completion or redemption of any existing mortgage).

All expenses and disbursements which we incur in working on your matter will be payable by you in addition to our fees. Examples of these include but are not limited to Land Registry and Companies House fees; search fees; Stamp Duty Land Tax (and similar taxes); fees charged by experts, agents, couriers and barristers; court fees; travel expenses and subsistence; international telephone calls; use of on-line databases; and telegraphic transfer fees. VAT is payable on certain expenses and disbursements, which you will need to pay in addition.

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.

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. £600 |
| Coal Authority Search (if required) | £49 |
| Land Registry documents fees | Approx. £20 |
| Land Registry search fees | £3 |
| Land Registry bankruptcy fees | £2 |
| Land Registry registration fees | £20 - £500 (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 - £120 |
| Notice of Charge fee | Approx. £60 - £120 |
| Deed of Covenant fee | Approx. £150 |

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:

| | |
|------------------------------|-------------|
| Land Registry documents fees | Approx. £20 |
|------------------------------|-------------|

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 |

Residential Property Remortgage

The fee quotes above cover all the work required to complete a remortgage 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 remortgage of a property:

| | |
|-------------------------------------------|-------------------------------------------|
| Land Registry documents fees | Approx. £20 |
| Land Registry search fees | £3 |
| Land Registry bankruptcy fees | £2 (per borrower) |
| Land Registry registration fees | £20 - £140 (depending on amount borrowed) |
| Search Insurance / Searches (if required) | Approx. £50 - £600 |

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

| | |
|------------------|---------------------------|
| Notice of Charge | £60 - £120 |
| Management Pack | £200 - £700 (if required) |

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
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Tel 01273 480616

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