

Conveyancing (residential)

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.

*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.

Where it states VAT is added that is at the current prevailing rate of 20%.

An example of factors that would typically increase the cost of the service might include:

- if legal title is defective or part of the property is unregistered
- if we discover building regulations or planning permission has not been obtained
- if crucial documents we have previously requested from the client have not been provided

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 as soon as this we receive this information.

Conveyancer's fees and disbursements

Our fees are based on the following scales. We are able to give you a more concrete costs estimate when we have discussed the exact nature of your transaction and your specific requirements with you.

Legal fees:

- Value of property up to £250,000; from £875 plus VAT
- Value of property from £250,000 to £500,000; from £1,000 plus VAT
- Value of property from £500,000 to £750,000; from £1,200 plus VAT
- Value of property from £750,000 to £1 million; from £1,400 plus VAT

Electronic money transfer fee £36 inc. VAT

Disbursements

Disbursements are payments related to your matter that are made to third parties on your behalf such as Land Registry fees or SDLT. We will handle the payment of the disbursements on your behalf.

Search fees: Fees vary from one Local Authority to another but typically in the range of £250 to £500 inclusive of VAT.

HM Land Registry fee when registering your purchase please follow link below:
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

- Land Registry pre-completion search £3.60 inc. VAT per title searched

- Bankruptcy/Land Charges search: £2.40 inc. VAT per name searched
- Anti-Money Laundering search: £6.00 inc. VAT per name searched

Stamp Duty or Land Transaction Tax (on purchase)

This is based on the purchase price of your property and your own circumstances. 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.](#)

Some features of a residential transactions mean that additional fees may be incurred, all prices are exclusive of VAT which will be added at the prevailing rate of 20% unless specifically stated they are inclusive of VAT.

We provide some examples below:

- Complying with the requirements of the Homes and Communities Agency in connection with a Help to Buy Mortgage £500
- Dealing with the additional documentation on the purchase of a new build property £250
- Administering collection of a Help to Buy ISA bonus from HMG £50
- Administering collection of a Lifetime ISA bonus £50
- Dealing with a second or subsequent legal charge (per charge) £250 @20%)
- Dealing with an unregistered or defective title in a sale or purchase £250
- Dealing with the Shared ownership aspect of your property £250
- Preparation of a Declaration of Trust £175
- Preparation of approval of a Deed of Covenant £125
- Sourcing, approving, or processing an Indemnity Insurance Policy £50
- Assignment, re-assignment, or discharge of a life insurance policy £40
- Effecting the transfer of a share in a management or freehold holding company £50
- Administration fee for obtaining copies of planning/building regulation approvals from the Local Authority £35
- Approving an existing tenancy agreement £100
- Effecting the transfer of a freehold in conjunction with a lease £250
- Compliance with lender's requirements in connection with a buy to let mortgage £150
- Discharging a second or subsequent mortgage (per discharge) £100
- Preparing or approving a deed of gift £150
- Preparing or approving a deed of guarantee £150
- Preparing or approving a deed of postponement £150
- Preparing or approving a deed of variation of lease £150
- Preparing or approving a licence to assign a lease £150
- Preparing or approving a limited power of attorney £150
- Preparing or approving a licence to occupy £150
- Preparing or approving a key undertaking £100
- Preparing or approving a Statutory Declaration or Statement of Truth £100
- Preparing or approving a Notice of Transfer £100
- Obtaining a certificate of compliance in relation to a restriction on the title £150
- Approval of title to an additional parcel of land or registered title £150
- Discharging a charge to the Legal Aid Agency £150
- Dealing with an offer of bridging finance £200
- Advising in relation to a guarantor £150

How long will my house purchase take?

From the point at which your offer is accepted and you have also confirmed your instructions to us. The average transaction takes between 8-12 weeks.

The process can be quicker or slower, depending; for example, on the number of parties involved in any chain of transactions. If you are a first-time buyer. Purchasing a new build property in principle, it could take 12-15 weeks. However, if you are buying a leasehold property that requires an extension of the lease. This can take significantly longer, between 3 and 6 months. On the other hand, a cash buyer of a vacant property might well be able to achieve completion in a much shorter time.

What our basic fee includes:

The fees set out above in connection with a purchase of registered freehold title covers the following services:

- Supplying you with our client care package to include a written estimate of costs and disbursements.
- Obtaining evidence of identity and address from you and carrying out Anti Money Laundering searches in accordance with statutory requirements.
- Receiving and perusing title documentation draft contract and standard enquiry documentation from the conveyancer acting for your seller.
- Raising and receiving supplemental enquires arising from the paperwork received.
- Applying for standard searches (Local Authority, Water and Environmental) and checking the results
- Agreeing the form of contract and transfer deed with the conveyancer acting for your buyer.
- Receiving and checking a copy of your mortgage offer and complying with your lender's requirements
- Supplying you with a written report on the contract, property and your mortgage
- Preparing Stamp Duty Land Tax Return, Transfer Deed and Mortgage Deed.
- Arranging for you to sign the contract, transfer, Stamp Duty Land Tax Return and supporting documentation.
- Discussing with you your requirements for a completion date.
- Exchanging contracts.
- Reporting to your mortgage lender on the property and obtaining your mortgage advance
- Preparing a completion statement for you setting out the financial aspects of the sale.
- Dealing with the completion of the sale.
- Registering you purchase and mortgage at the Land Registry.
- Supplying you with updated title entries from the Land Registry once registration is completed.
- Storing your file for 12 years in accordance with SRA requirements.

Sale of a freehold residential property

Our fees cover the work* required to complete the sale of your home.

*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.

Conveyancer's fees and disbursements

Our fees are based on the following scales.

Legal fees:

- Value of property up to £250,000; from £800 plus VAT
- Value of property from £250,000 to £500,000; from £1,000 plus VAT
- Value of property from £500,000 to £750,000; from £1,100 plus VAT
- Value of property from £750,000 to £1 million; from £1,200 plus VAT
- VAT payable where stated at the current prevailing rate of £20%

Electronic money transfer fee £36 (inc. VAT @20%)

Disbursements are payments related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process.

On a sale the main disbursements will be:

- Anti-Money Laundering search: £6.00 per name searched inc. VAT
- Official Copy Title Entries from Land Registry: £3.60 inc. VAT per document

What our basic fees includes:

Our fees set out above in connection with a sale of a registered freehold title cover the following services:

- Supplying you with our client care package to include a written estimate of costs and disbursements.
- Obtaining evidence of identity and address from you and carrying out Anti Money Laundering searches in accordance with statutory requirements.
- Obtaining title documentation from the Land Registry.
- Obtaining your instructions on standard form property enquiries.
- Preparing draft contract and supporting paperwork and submitting the same to the conveyancer acting for your buyer.
- Agreeing the form of contract and transfer deed with the conveyancer acting for your buyer.
- Obtaining your instructions on and responding to supplemental enquires raised by the conveyancer for your buyer.
- Arranging for you to sign the contract and transfer documentation.
- Discussing with you your requirements for a completion date.
- Exchanging contracts.
- Obtaining a repayment figure for one mortgage account.
- Receiving your estate agent's commission account.
- Preparing a completion statement for you setting out the financial aspects of the sale.
- Dealing with the completion of the sale.

- Paying off one mortgage account from the proceeds of sale.
- Paying your estate agent from the proceeds of sale.
- Accounting to you with any balance of funds due.
- Storing your file for 6 years in accordance with SRA requirements

Some features of a residential conveyance mean that additional fees may be incurred, all prices are exclusive of VAT which will be added at the prevailing rate of 20% unless specifically stated they are inclusive of VAT.

We provide some examples below:

- Complying with the requirements of the Homes and Communities Agency in connection with a Help to Buy Mortgage £500
- Dealing with the additional documentation on the purchase of a new build property £250
- Administering collection of a Help to Buy ISA bonus from HMG £50
- Administering collection of a Lifetime ISA bonus £50
- Dealing with a second or subsequent legal charge (per charge) £250
- Dealing with an unregistered or defective title in a sale or purchase £250
- Dealing with the Shared ownership aspect of your property £250
- Preparation of a Declaration of Trust £175
- Preparation of approval of a Deed of Covenant £125
- Sourcing, approving, or processing an Indemnity Insurance Policy £50
- Assignment, re-assignment, or discharge of a life insurance policy £40
- Effecting the transfer of a share in a management or freehold holding company £50
- Administration fee for obtaining copies of planning/building regulation approvals from the Local Authority £35
- Approving an existing tenancy agreement £100
- Effecting the transfer of a freehold in conjunction with a lease £250
- Compliance with lender's requirements in connection with a buy to let mortgage £150
- Discharging a second or subsequent mortgage (per discharge) £100
- Preparing or approving a deed of gift £150
- Preparing or approving a deed of guarantee £150
- Preparing or approving a deed of postponement £150
- Preparing or approving a deed of variation of lease £150
- Preparing or approving a licence to assign a lease £150
- Preparing or approving a limited power of attorney £150
- Preparing or approving a licence to occupy £150
- Preparing or approving a key undertaking £100
- Preparing or approving a Statutory Declaration or Statement of Truth £100
- Preparing or approving a Notice of Transfer £100
- Obtaining a certificate of compliance in relation to a restriction on the title £150
- Approval of title to an additional parcel of land or registered title £150
- Discharging a charge to the Legal Aid Agency £150
- Dealing with an offer of bridging finance £200
- Advising in relation to a guarantor £150

Purchase of a leasehold residential property

Our fees cover 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 is in Wales.

*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.

Conveyancer's fees and disbursements

Our fees are based on the following scales:

Legal fees:

- Value of property up to £250,000; from £1,025 plus VAT
- Value of property from £250,000 to £500,000; from £1,200 plus VAT
- Value of property from £500,000 to £750,000; from £1,400 plus VAT
- Value of property from £750,000 to £1 million; from £1,500 plus VAT
- VAT payable where stated at the current prevailing rate of £20%

Electronic money transfer fee £36 inc. VAT

Disbursements

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

Where it states VAT is added that is at the current prevailing rate of 20%.

- HM Land Registry fee please follow link below:
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- Search fees: Fees vary from one Local Authority to the next, however typically in the range of £250 to £500 inc. VAT
- Electronic money transfer fee: £36 inc. VAT
- Land Registry pre-completion search: £3.60 inc. VAT per title searched
- Bankruptcy/Land Charges search: £2.40 inc. VAT per name searched
- Anti-Money Laundering search: £6.00 inc. VAT per name searched

Anticipated Disbursements*

- Notice of Transfer fee – This fee is payable to the landlord or management company. Often the fee is between £50- £300.
- Notice of Charge fee payable to the landlord or management company (if the property is to be mortgaged). Often the fee is between £50 and £300.
- 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 £50 and £200.

- Certificate of Compliance fee – To be confirmed upon receipt of the management information and can range between £50 – £200.

*These payments vary from property to property and can on occasion be significantly more than the ranges given above. We will be better able to 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 report to you on the property.

Stamp Duty Land Tax

This depends on the purchase price of your property and your own circumstances. 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](#).

Some features of a residential conveyance mean that additional fees may be incurred. All figures below are exclusive of VAT (which is charged at the prevailing rate of 20% unless specifically stated they include VAT).

We provide some examples below:

- Complying with the requirements of the Homes and Communities Agency in connection with a Help to Buy Mortgage £250
- Dealing with the additional documentation on the purchase of a new build property £250
- Administering collection of a Help to Buy ISA bonus from HMG £50
- Administering collection of a Lifetime ISA bonus £50
- Dealing with a second or subsequent legal charge (per charge) £250
- Dealing with an unregistered or defective title in a sale or purchase £250
- Dealing with the Shared ownership aspect of your property £250
- Preparation of a Declaration of Trust £175
- Preparation of approval of a Deed of Covenant £125
- Sourcing, approving, or processing an Indemnity Insurance Policy £50
- Assignment, re-assignment, or discharge of a life insurance policy £40
- Effecting the transfer of a share in a management or freehold holding company £50
- Administration fee for obtaining copies of planning/building regulation approvals from the Local Authority £35
- Approving an existing tenancy agreement £100
- Effecting the transfer of a freehold in conjunction with a lease £250
- Compliance with lender's requirements in connection with a buy to let mortgage £150
- Discharging a second or subsequent mortgage (per discharge) £100
- Preparing or approving a deed of gift £150
- Preparing or approving a deed of guarantee £150
- Preparing or approving a deed of postponement £150
- Preparing or approving a deed of variation of lease £150
- Preparing or approving a licence to assign a lease £150
- Preparing or approving a limited power of attorney £150
- Preparing or approving a licence to occupy £150
- Preparing or approving a key undertaking £100
- Preparing or approving a Statutory Declaration or Statement of Truth £100
- Preparing or approving a Notice of Transfer £100

- Obtaining a certificate of compliance in relation to a restriction on the title £150
- Approval of title to an additional parcel of land or registered title £150
- Discharging a charge to the Legal Aid Agency £150
- Dealing with an offer of bridging finance £200
- Advising in relation to a guarantor £150

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances.

The standard fee set out above in connection with a purchase of a registered leasehold title covers the following services:

- Supplying you with our client care package to include a written estimate of costs and disbursements.
- Obtaining evidence of identity and address from you and carrying out Anti Money Laundering searches in accordance with statutory requirements.
- Receiving and perusing title documentation, lease, draft contract and standard enquiry documentation from the conveyancer acting for your seller.
- Raising and receiving supplemental enquires arising from the paperwork received.
- Applying for standard searches (Local Authority, Water and Environmental) and checking the results
- Agreeing the form of contract and transfer deed with the conveyancer acting for your buyer.
- Receiving and checking a copy of your mortgage offer and complying with your lender's requirements
- Supplying you with a written report on the contract, property, lease and your mortgage
- Preparing Stamp Duty Land Tax Return, Transfer Deed and Mortgage Deed.
- Arranging for you to sign the contract, transfer, Stamp Duty Land Tax Return and supporting documentation.
- Discussing with you your requirements for a completion date.
- Exchanging contracts.
- Reporting to your mortgage lender on the property and obtaining your mortgage advance
- Preparing a completion statement for you setting out the financial aspects of the sale.
- Dealing with the completion of the sale.
- Submitting notices of transfer and mortgage to the Landlord/Managing Agent
- Registering you purchase and mortgage at the Land Registry.
- Supplying you with updated title entries from the Land Registry once registration is completed.
- Storing your file for 12 years in accordance with SRA requirements.

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on several factors. The average process takes between 8-12 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first-time buyer, purchasing a new build property with a mortgage in principle, it could take longer. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such, a situation additional charges would apply.

Sale of a leasehold residential property

Our fees cover work required to complete the sale of your home, including dealing with registration at the Land Registry.

Conveyancer's fees and disbursements

Our fees are based on the following fixed rates expect in exceptional circumstances where we will agree fees directly with the client.

Legal fees:

- Value of property up to £250,000; from £950 plus VAT
- Value of property from £250,000 to £500,000; from £1,050 plus VAT
- Value of property from £500,000 to £750,000; from £1,200 plus VAT
- Value of property from £750,000 to £1 million; from £1,300 plus VAT
- VAT payable where stated at the current prevailing rate of 20%

Electronic money transfer fee £36 inc. VAT

Disbursements

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

- Electronic money transfer fee: £36 inc. VAT
- Anti-Money Laundering search: £6.00 per name searched inc. VAT
- Fees of managing agent for providing replies to standard enquiries relating to the management of a building/estate. The fees are not within our control, as they are set by the managing agent

Some features of a residential transaction mean that additional fees may be incurred, all prices are exclusive of VAT which will be added at the prevailing rate of 20% unless specifically stated they are inclusive of VAT.

We provide some examples below:

- Complying with the requirements of the Homes and Communities Agency in connection with a Help to Buy Mortgage £250
- Dealing with the additional documentation on the purchase of a new build property £250
- Administering collection of a Help to Buy ISA bonus from HMG £50
- Administering collection of a Lifetime ISA bonus £50
- Dealing with a second or subsequent legal charge (per charge) £250
- Dealing with an unregistered or defective title in a sale or purchase £250
- Dealing with the Shared ownership aspect of your property £250
- Preparation of a Declaration of Trust £175
- Preparation of approval of a Deed of Covenant £125
- Sourcing, approving, or processing an Indemnity Insurance Policy £50
- Assignment, re-assignment, or discharge of a life insurance policy £40

- Effecting the transfer of a share in a management or freehold holding company £50
- Administration fee for obtaining copies of planning/building regulation approvals from the Local Authority £35
- Approving an existing tenancy agreement £100
- Effecting the transfer of a freehold in conjunction with a lease £250
- Compliance with lender's requirements in connection with a buy to let mortgage £150
- Discharging a second or subsequent mortgage (per discharge) £100
- Preparing or approving a deed of gift £150
- Preparing or approving a deed of guarantee £150
- Preparing or approving a deed of postponement £150
- Preparing or approving a deed of variation of lease £150
- Preparing or approving a licence to assign a lease £150
- Preparing or approving a limited power of attorney £150
- Preparing or approving a licence to occupy £150
- Preparing or approving a key undertaking £100
- Preparing or approving a Statutory Declaration or Statement of Truth £100
- Preparing or approving a Notice of Transfer £100
- Obtaining a certificate of compliance in relation to a restriction on the title £150
- Approval of title to an additional parcel of land or registered title £150
- Discharging a charge to the Legal Aid Agency £150
- Dealing with an offer of bridging finance £200
- Advising in relation to a guarantor £150

The precise stages involved in the sale of a residential leasehold property vary according to the circumstances.

The standard fee set above in connection with a sale of a registered leasehold title covers the following services:

- Supplying you with our client care package to include a written estimate of costs and disbursements.
- Obtaining evidence of identity and address from you and carrying out Anti Money Laundering searches in accordance with statutory requirements.
- Obtaining title documentation from the Land Registry.
- Obtaining your instructions on standard form property enquiries.
- Obtaining replies to standard enquires from the Landlord/Managing Agent
- Preparing draft contract and supporting paperwork and submitting the same to the conveyancer acting for your buyer.
- Agreeing the form of contract and transfer deed with the conveyancer acting for your buyer.
- Obtaining your instructions on and responding to supplemental enquires raised by the conveyancer for your buyer.
- Arranging for you to sign the contract and transfer documentation.
- Discussing with you your requirements for a completion date.
- Exchanging contracts.
- Obtaining a repayment figure for one mortgage account.
- Receiving your estate agent's commission account.
- Preparing a completion statement for you setting out the financial aspects of the sale.
- Dealing with the completion of the sale.
- Paying off one mortgage account from the proceeds of sale.
- Paying your estate agent from the proceeds of sale.
- Accounting to you with any balance of funds due.
- Storing your file for 6 years in accordance with SRA requirements

Mortgage/ re-mortgage freehold

Our fees cover all the work* required to complete the mortgage/ re-mortgage of your home, including dealing with registration at the Land Registry.

*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.

Conveyancer's fees and disbursements

- Legal fees from £550 plus VAT
- Fee for acting on behalf of the mortgage lender: included in the above
- Search fees: Fees vary from one Local Authority to the next, however typically in the range of £250 to £500 inc. VAT
- Electronic money transfer fee £36 inc. VAT
- VAT payable where stated at the current prevailing rate of £20%

Disbursements

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

- HM Land Registry fee please follow link below:
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- Search fees: Fees vary from one Local Authority to the next, however typically in the range of £250 to £500 inc. VAT
- Electronic money transfer fee: £36 inc. VAT
- Land Registry pre-completion search £3.60 per title searched
- Bankruptcy/Land Charges search: £2.40 per name searched
- Anti-Money Laundering search: £6.00 per name searched inc. VAT

Anticipated Disbursements*

- Notice of Transfer fee (if applicable)– This fee if chargeable is usually set out in the title documentation. Often the fee is between £50- £200.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the title documentation. Often the fee is between £50 and £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 between £50 and £200.
- Certificate of Compliance fee – To be confirmed upon receipt of the title documentation, as can range between £50 – £200.

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

Our fees assume 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.

Mortgage/ re-mortgage leasehold

Our fees cover all the work* required to complete the mortgage/ re-mortgage of your home, including dealing with registration at the Land Registry.

*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.

Conveyancer's fees and disbursements

Our fees are based on the following fixed rates expect in exceptional circumstances where we will agree fees directly with the client.

- Legal fee: £650 plus VAT
- Fee for acting on behalf of the mortgage lender: included in the above
- Search fees: Fees vary from one Local Authority to the next, however typically in the range of £250 to £500 inc. VAT
- Electronic money transfer fee £36 inc. VAT
- VAT payable where stated at the current prevailing rate of £20%

Disbursements

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

- HM Land Registry fee please follow link below:
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- Search fees: Fees vary from one Local Authority to the next, however typically in the range of £250 to £500 inc. VAT
- Electronic money transfer fee: £36 inc. VAT
- Land Registry pre-completion search £3.60 per title searched inc. VAT
- Bankruptcy/Land Charges search: £2.40 per name searched inc. VAT
- Anti-Money Laundering search: £6.00 per name searched inc. VAT

Anticipated Disbursements*

- Notice of Transfer fee (if applicable)– This fee if chargeable is usually set out in the title documentation. Often the fee is between £50- £200.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the title documentation. Often the fee is between £50 and £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 between £50 and £200.
- Certificate of Compliance fee – To be confirmed upon receipt of the title documentation, as can range between £50 – £200.

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

Our fees assume 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.

The lawyers who work in this area are:

- [Ian Rhodes](#) – Head of Department
- [John Smart](#)
- [Edward Stack](#)
- [Katie Dougan](#)
- [Liam Burke](#)
- [Amy Courtney](#)

Ian Rhodes, John Smart and Edward Stack are all supervised by [Richard Griffiths](#) (Senior Partner).

Katie Dougan, Liam Burke and Amy Courtney are all supervised by [Ian Rhodes](#) (Head of Department).