

## CONVEYANCING COSTS

The residential property lawyers in the firm will expertly guide you through the conveyancing process and aim to keep you informed of the progress of your transaction until its conclusion.

### Our conveyancing costs:

Please feel free to ring our Marple or New Mills Office to obtain a full quotation before any work is carried out in relation to your sale and purchase. To give you an idea of the expected legal fees, we have detailed these below:

Property Value	Legal Fees for Sale (Excluding VAT)	Legal Fees for the Purchase (Excluding VAT)
£0 - £100,000	From £550.00	From £575.00
£100,001 - £200,000	From £625.00	From £695.00
£200,001 - £300,000	From £725.00	From £795.00
£300,001 - £400,000	From £850.00	From £895.00
£400,001 - £500,000	From £950.00	From £995.00

If the sale and purchase price is over £500,000, please contact us for a quote tailored to your needs.

In addition, although we endeavour to keep additional conveyancing costs to a minimum, there will be additional costs to cover the following:

#### Re: Sale

Leasehold Transaction Fee (in respect of a flat)	£150.00 plus VAT
Shared Ownership Fee	£150.00 plus VAT
Telegraphic Transfer Fee (CHAPS)	£35.00 plus VAT

#### Re: Purchase

Leasehold Transaction Fee (in respect of a flat)	£150.00 plus VAT
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Shared Ownership Fee	£150.00 plus VAT
Telegraphic Transfer Fee (CHAPS)	£35.00 plus VAT
Fee for completion of Stamp Duty Land Tax Return	£95.00 plus VAT
Help to Buy ISA Fee	£50.00 plus VAT
New Build Property Fee	£150.00 plus VAT

### Disbursements

Costs Payable to Third Parties such as Stamp Duty Land Tax and Land Registry Fees. The below list is not exhaustive and we will endeavour to give you as much information in relation to the prospective disbursements tailored to your transaction. However, standard disbursements are as follows:

#### Re: Sale

Office Copies and Filed Plan (approximately)	£6.00 - £18.00
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With regard to the sale of flats there are fees normally in relation to the obtaining of a Management Pack from the Management Company and a Freehold Pack from the Freeholder.

There may also be disbursements in respect of the obtaining of, i.e. copy Planning Permissions or Building Regulation Completion Certificates from the Local Authority.

#### Re: Purchase

Pre-exchange Searches – Local, Coal Mining, Environmental, Drainage and Chancel Searches (although other searches are possible)	Approx £325.00
H M Search (if obtaining a mortgage – per person)	£2.00
Land Registry Search (pre-completion and per Title)	£3.00
Stamp Duty	To be confirmed on the purchase price and following completion of a Stamp Duty Land Tax Questionnaire

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Land Registry Fee

Dependent on purchase price

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Notice Fees (payable to Chief Rent Owner or Freeholder)

To be confirmed on each individual matter

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With new build properties, the builders frequently charge a drafting fee for legal documents.

As stated above, please contact us for a more precise quote depending upon your specific transaction.