

Conveyancing Fees

Our promise to you is that we will be transparent with our fees throughout the transaction and you will not receive an unexpected bill.

Our professional fees start from £750.00 + VAT and disbursements for a standard freehold sale.

Our professional fees for a typical freehold purchase under £1million are £850.00 + VAT and disbursements. Our average fee being in the region of £1,000 + VAT and disbursements.

Although no two properties are exactly the same, in the event of an unexpected complication arising during your transaction we would always fully discuss this with you before any further costs are incurred by you. We will always discuss any impact on price with you once we receive the contract papers.

We set out below a list of items which could increase or affect the cost:

1. Title not registered at Land Registry;
2. Updating title at Land Registry;
3. Defective title or there is more than one title to the property;
4. An expedited transaction;
5. Complicated ownership arrangements;
6. A gift deposit;
7. Missing planning permissions and building regulation consents;
8. Purchase by a Company;
9. If essential title documents are not provided;

The above list is not exhaustive. We like to meet you in person to discuss your matter as this will ensure that we get to know each other at an early stage to enable a trusted relationship to be formed, which we hope will last for many years to come.

Typical fees

1. Freehold/Leasehold purchase with a purchase price of £500,000.00, standard Stamp Duty and mainstream lenders mortgage:

		VAT thereon
BWTLAW LLP – Legal fees (including acting for your lender if you are relying on mortgage finance):	£850.00	170.00
Completion of Land Transaction Return on your behalf:	95.00	19.00
Electronic money transfer fee to send purchase money:	40.00	8.00
Land Registry Fee	135.00	N/A
Stamp Duty at normal rate	15,000.00	N/A
Search costs to include Local search, Drainage search, Environment search,		

Abortive transaction insurance policy and Chancel Repair Indemnity Insurance:	193.30	38.66
Land Registry priority search, Bankruptcy search, AML search:	9.00	N/A
Notice of Transfer & Charge, Deed of Covenant - Dictated by terms of lease.	TBA	TBA

2. Freehold/leasehold sale with sale price of £500,000 and mortgage to redeem:

		VAT thereon
BWTLAW LLP – Legal fees:	£850.00	170.00
Land Registry Office copy entries:	6.00	N/A
Electronic money transfer fee to redeem mortgage and send funds to you:	80.00	16.00
AML search:	4.00	N/A

3. Remortgage of freehold, mortgage of £350,000:

		VAT thereon
BWTLAW LLP – Legal fees:	£495.00	99.00
Land Registry Office copy entries:	6.00	N/A
Electronic money transfer fee to redeem mortgage and send funds to you:	80.00	16.00
Land Registry fees:	60.00	N/A
Land Registry priority search, Bankruptcy search, AML search:	9.00	N/A

Indicators for additional fees:

- New Build – in the region of £300.00 + VAT;
- Gifted deposit – £95.00 + VAT;
- Expedition fee, if you require completion 4 working days or less from exchange of contracts (£165.00 plus VAT) and between 5 and 8 working days from exchange of contracts (£95.00 + VAT);
- Key Undertaking (e.g. if access is required between exchange and completion) – £50.00 + VAT;
- Deed of Covenant (if we are required to draft this) – £75.00 + VAT;
- Statutory Declaration – £150.00 + VAT;
- Shared Ownership Leases - £150.00 + VAT;
- Help to Buy Equity Loan - £195.00 + VAT;
- Help to Buy ISA - £50.00 + VAT;

We take £240.00 on account on a purchase file to cover the cost of searches which are invoiced as a legal cost in accordance with new rules from HMRC. We take £100.00 on account for a sale.

Abortive Transactions

We trust that your transaction will progress without any delay to completion, but should your transaction not do so, we will charge abortive legal fees for the work carried out on your behalf to date.

New Rules on Insurance Distribution 1st October 2018

Often during conveyancing transactions an Indemnity Insurance is required to cover various faults or omissions in documents available.

Under the new rules on insurance distribution of 1st October 2018 we are obliged to make the following disclosure:

- We are regulated by the Solicitors Regulation Authority
- We are an insurance intermediary in providing indemnity insurance in conveyancing transactions.
- We do not receive any incentive or commission from the indemnity insurance industry.
- We cannot manufacture indemnity insurance products.
- We have no contractual obligation with any indemnity insurance provider.
- We do not search the whole indemnity insurance market when indemnity insurance is required.
- We generally use CRM Limited as in our experience they offer a wide range of indemnity policies covering the most common conveyancing issues and are lender compliant.
- The demands and needs statement will always be provided with the policy to confirm we have identified the policy meets your needs.