

## Conveyancing - Purchase Price List

Service Items	Price (Excluding VAT)	Price plus VAT at 20%
<b>Purchase</b>	£0 - £150,000.00 - <b>£550</b>	<b>£600.00</b>
	£150,001 - £200,000 - <b>£600</b>	<b>£720.00</b>
	£200,001 - £300,000 - <b>£650</b>	<b>£780.00</b>
	£300,001 - £500,000 - <b>£750</b>	<b>£900.00</b>
	£500,001 - £750,000 - <b>£950</b>	<b>£1,140.00</b>
<b>Additional Fees if applicable</b>		
Leasehold Fee	£300	<b>£360.00</b>
Acting where the Lender is represented separately	£300	<b>£360.00</b>
New Build	£350	<b>£420.00</b>
Shared Ownership	£250	<b>300.00</b>
Dealing with Unregistered Land	£300	<b>£360.00</b>
Gifts/Loans from Family & Friends	£150	<b>£180.00</b>
Help To Buy ISA	£150	<b>£180.00</b>
Bank Transfer Fee	£30.00	<b>£36.00</b>
ID Check Fee	£10.00 per person	<b>£12.00</b>
<b>Disbursements ( Usual Contemplated)</b>		
Bankruptcy Search Fee	£2.00	
Priority Search Fee	£3.00	
Local Authority Search Fee	Postcode dependant	
Drainage & Water Search Fee	Postcode dependant	
Environmental Search Fee	Postcode dependant	
Stamp Duty Land Tax	Property value dependant	
Land Registry Registration Fee	Property value dependant	

Key Stages (Straightforward Transaction)	Timescales
Taking Instructions, Reviewing Mortgage Offer/Searches	4 weeks
Exchange of Contracts	2 weeks
Completion	1 – 2 weeks
Post-Completion – Dealing with Registration	1 – 4 weeks
Total Time	12 weeks

<b>Our Professionals</b>	
Mr Basharit Mohammad	Practising Solicitor since 2002 – Member of Law Society Conveyancing Quality Scheme
Mr Tasadaq Hussain	Practising Solicitor since 2004 – Member of Law Society Conveyancing Quality Scheme

Please note that if the property has not been previously registered with HM Land Registry, an additional fee of £250 plus VAT will be applicable in addition to the above fees and the time frame for first registration applications is between 3-4 months.