

Conveyancing - Purchase Price List

Service Items	Price (Excluding VAT)	Price plus VAT at 20%
Purchase	£0 - £150,000.00 - £550	£660.00
	£150,001 - £200,000 - £600	£720.00
	£200,001 - £300,000 - £650	£780.00
	£300,001 - £500,000 - £750	£900.00
	£500,001 - £750,000 - £950	£1,140.00
Additional Fees if applicable		
Leasehold Fee	£300	£360.00
Acting where the Lender is represented separately	£300	£360.00
New Build	£350	£420.00
Shared Ownership	£250	300.00
Dealing with Unregistered Land	£300	£360.00
Gifts/Loans from Family & Friends	£150	£180.00
Help To Buy ISA	£150	£180.00
Bank Transfer Fee	£30.00	£36.00
ID Check Fee	£10.00 per person	£12.00
Disbursements (Usual Contemplated)		
Bankruptcy Search Fee	£2.00	
Priority Search Fee	£3.00	
Local Authority Search Fee	Postcode dependant – Price estimate provided upon request	Price plus VAT at 20%
Drainage & Water Search Fee	Postcode dependant – Price estimate provided upon request	Price plus VAT at 20%
Environmental Search Fee	Postcode dependant	Price plus VAT at 20%
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

Our Professionals	
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.