

Conveyancing - Purchase Price List

Service Items	Price (Excluding VAT)	Price plus VAT at 20%
Purchase	£0 - £150,000.00 £745	£894.00
	£150,001 - £200,000 £800	£960.00
	£200,001 - £300,000 £855	£1026.00
	£300,001 - £500,000 £965	£1158.00
	£500,001 - £750,000 £1265	£1518.00
	£750,000 - £1,000,000 £1500	£1,800.00
Additional Fees if applicable		
Source of Funds Check	£100	£120.00
Leasehold Fee	£350	£420.00
Acting where the Lender is represented separately	£350	£420.00
New Build	£400	£480.00
Shared Ownership	£300	360.00
Dealing with Unregistered Land	£350	£420.00
Gifts/Loans from Family & Friends*	£250	£300.00
Help To Buy ISA	£200	£240.00
Bank Transfer Fee	£30.00	£36.00
ID Check Fee	£20.00 per person	£24.00
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	

* £100 plus VAT for additional donors & £20 plus VAT for Money Laundering checks per donor

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	4 - 8 weeks (Subject to Land Registry time frame for processing applications)
Total Time	18 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 £450 plus VAT will be applicable in addition to the above fees and the time frame for first registration applications is between 3-4 months.