



CONVEYANCING FEES

A property is likely to be one of the most valuable assets that most people will own. The Law of Property is also highly complex and fraught with pitfalls for the unwary and it is essential to obtain expert and professional advice when buying or selling such a valuable asset. Our solicitors have decades of conveyancing experience between them and offer a dedicated, expert and personal service.

Hughes & Company are, accredited under the Law Society **Conveyancing Quality Scheme**. Your appointed Conveyancer will personally advise you and will be your point of contact throughout. Unlike many larger conveyancing practices, your transaction will not be dealt with by a team of computer operatives supervised by a single solicitor, where it is difficult to speak to the same person twice or to a qualified solicitor familiar with your transaction. We offer a personal service.

Our fees are competitive and we are happy to provide you with a **free written estimate of fees and disbursements without any obligation to subsequently instruct us**. However, as every transaction is different and many fees and disbursements are calculated by reference to the value and nature of the transaction, we can only do so if you let us have detailed information. We recommend that you telephone us to discuss the details of your transaction to enable us to send you a written estimate. Our telephone number is **01442 891717**.

Fees and disbursements vary according to the price of the property, whether it is a sale or purchase, whether the title is registered or unregistered, freehold, leasehold or shared ownership, its location, whether you require a mortgage to purchase or have a mortgage/charge to redeem on sale and the name of the lender, whether you are a first time buyer and/or will be buying with a 'Help to Buy ISA', whether you own a second property which may increase the Stamp Duty Land Tax payable on a purchase and whether any Family member or third party will be assisting you financially. On receipt of this information, we are able to provide you with a 'without obligation' comprehensive estimate of fees and disbursements which should avoid any possibility of later costs being advised through lack of initial information.

Our standard scale of fees:

Sale/purchase price	Fee		Additional fees	Fee
£0 - £300,000	£775		Leasehold sale	£200
£300,001 - £400,000	£885		Leasehold purchase	£250
£400,001 - £500,000	£995		New build property	£250
£500,001 - £600,000	£1,250		Completing SDLT Return	£80
£600,001 - £700,000	£1,500		Bank Transfer CHAPS payment	£30
£800,001 - £900,000	£2,000		Unregistered title - sale	£250
£900,001 - £1m	£2,500		Unregistered title - purchase	£350
Over £1m	Please enquire		Electronic ID check	£10 per name
			Case management fee	£30
			Local Authority Search fee	£205 - £300

All fees quoted above are exclusive of VAT and disbursements. Disbursements are payments that have to be made to others on your behalf – such as search fees, Land Registry fees, Stamp Duty Land Tax (SDLT) etc. Local Authority Search fees are typically between £205 and £300. See SDLT calculator at <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to calculate stamp duty and the Land

Registry scale of fees at <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> to calculate Land Registry fees

Examples of our fees would include:

The sale of a freehold registered property at £450,000 subject to a mortgage

Our fee £995, Case management fee £30, CHAPS fee on mortgage repayment £30, VAT on fees £211, Land Registry fee £6, Bank charge for CHAPS payment + VAT £14.40, inclusive total £1,256.40

The purchase of a freehold registered property at £450,000

Our fee £995, Case management fee £30, CHAPS fee for sending completion money £30, completing and submitting SDLT Return £80, CHAPS fee on payment of SDLT £30, VAT on fees £233, Local Search £300, Land Registry fee £135, SDLT £12,500, inclusive total £14,333

Our fees cover all work required to complete the sale/purchase including dealing with the payment of Stamp Duty Land Tax/Land Transaction Tax and registration at the Land Registry. If the transaction becomes more complex or time consuming than anticipated or, if you ask us to carry out additional work, we reserve the right to charge an additional fee

Most straightforward conveyancing transactions take between 6 – 8 weeks to complete but it can be quicker or slower depending on the nature of the transaction, the length of the chain of transactions and situation of the parties in that chain. There are many factors that can dictate the speed of the transaction and every transaction is different.