

Gordons Partnership LLP

SOLICITORS

Residential Conveyancing Fees

Despite what you might hear, there is no such thing as a standard conveyancing transaction. Each transaction is unique and fees and disbursements can vary according to the complexity and value of the transaction and depending on whether the properties involved are freehold or leasehold. Until we have spoken with you, we cannot predict every charge that will be incurred. However, we have set out below some figures to provide you with a guide to our charges.

If you are thinking of selling, buying or remortgaging please do call or email our conveyancers to discuss your particular transaction.

Guide to Fees on a Sale

Our charges	£1295 plus VAT for sales up to a price of £950,000, then 0.15% plus VAT of the price for sales over £950,000
Bank fee	£15 plus VAT (per transfer)
Copy deeds	£6- £18

If the property you are selling is **leasehold**, we will also need to obtain a sale pack from the landlord and/or managing agents who look after the building. The price of these vary from landlord to landlord and, if the landlord's consent is required for the sale to proceed, there will also be legal charges payable to the landlord's solicitor

Landlord sale pack	£200 - £400
Landlord consent fee	£500-£1000

Guide to Fees on a Purchase

Our charges	£1295 plus VAT for purchases up to £950,000, then 0.15% of the price for purchases over £950,000
Bank fee	£15 plus VAT (per transfer)
Stamp Duty	(A variable amount depending on your circumstances)
Land Registry fees	(A variable amount depending on the price you are paying)
Land Registry searches	Title search - £3 per search
Bankruptcy search	£2 per name
Local search	£200-400 (these fees are dependent on the local council)
Drainage search	£60
Environmental search	£95

If the property you are buying is **leasehold**, there will be additional charges to take into account:

- the landlord's administration costs to register you as the new owner. These are approximately £200 plus VAT, but do vary from landlord to landlord and if a deed of covenant or consent to purchase is needed too, the fee can be much higher
- contribution to the service charges and ground rent that apply to the property

If the property you are buying is in the process of **being constructed**, it is likely that the developer's solicitor will charge a fee for producing documents for signature. This is approximately £200 plus VAT but does vary between solicitors.

Guide to Fees on a Re-mortgage

The process of mortgaging a property is similar to a purchase in terms of the legal work that has to be carried out for the lender.

Legal Fees	£900 plus VAT
Bank fee	£15 plus VAT (per transfer)
Copy deeds	£6- £18
Land Registry fee	(A variable amount depending on the value of the mortgage)

Again, if the property is **leasehold**, we will also have to obtain a sale pack from the landlord and/or managing agents who look after the building.