

ADDITIONAL FEES PAYABLE
(where applicable)

Preparation of a Trust Deed - minimum fee
£250 + VAT

Redemption of second charge or other secured loan
£75+ VAT

Removal of a Restriction on the Register of Title
£75+ VAT

Arranging an indemnity policy
£30+ VAT

Each subsequent policy
£30+ VAT

Unregistered titles
£100+VAT

Bank Electronic Same Day Payment arrangement fees in addition to those shown in the estimate, if applicable:

- Received
£20+ VAT

- Sent
£50+ VAT

BACS Transfer arrangement fee
£25 + VAT

Faster Payment transfer arrangement fee
£50 + VAT

To check buildings insurance
£40+ VAT

Leasehold Title Charge
£195+VAT

Additional Borrowing / Second Charge
£75 + VAT

New Builds
£200 + VAT

Shared Ownership
£350 + VAT

Help to Buy
£300 + VAT

Dealing with an additional Lawyer
£100 + VAT

Dealing with mortgagee's Solicitors
£250 + VAT

Expedition fee where completion within 2 weeks of receipt of contract papers
£200 + VAT

Fee for Key Undertaking
£50 + VAT

Help to Buy ISA Payments (each)
£50 + VAT

Sale of a property subject to a solar panel lease
£200 + VAT

Purchase of a property subject to a solar panel lease
£200 + VAT

In addition to our fees there are other disbursements which are payable in conveyancing transactions. In a residential transaction the amount payable for stamp duty on the property you purchase is:

STAMP DUTY BANDS

Since 4th December 2014 the amount payable for Stamp Duty has changed. On a residential property purchase you'll pay:-

- nothing on the first £125,000 of the property price
- 2% on the next £125,000
- 5% on the next £675,000
- 10% on the next £575,000
- 12% on the rest (above £1.5 million)

Example - If you buy a property for £275,000, you'll pay £3,750 of SDLT. This is made up of:

- nothing on the first £125,000
- £2,500 on the next £125,000
- £1,250 on the remaining £25,000

If this is going to be your second home or you own additional properties i.e. investment properties, please let us know as soon as possible. However, please refer to this website to do the stamp duty calculation:-

<https://www.stampdutycalculator.org.uk/stamp-duty-buy-to-let.htm>