

# Residential Conveyancing

## Our Fees



### Fees for a Residential Sale\*:

Property Value	Fee Excluding VAT	Fee Including VAT at 20%
Up to £250,000	£1,095.00	£1,314.00
£250-£350,000	£1,295.00	£1,554.00
£350-£450,000	£1,495.00	£1,794.00
£450-£650,000	£1,995.00	£2,394.00
£650-£850,000	£2,495.00	£2,994.00
£850-£1million	£2,995.00	£3,594.00
£1million - £1.5million	£3,495.00	£4,194.00
£1.5million - £2million	£3,995.00	£4,794.00
£2million +	Quote on request	

### Fees for a Residential Purchase\*:

Property Value	Fee Excluding VAT	Fee Including VAT at 20%
Up to £250,000	£1,195.00	£1,434.00
£250-£350,000	£1,495.00	£1,794.00
£350-£450,000	£1,695.00	£2,034.00
£450-£650,000	£2,395.00	£2,874.00
£650-£850,000	£2,895.00	£3,474.00
£850-£1million	£3,195.00	£3,834.00
£1million - £1.5million	£3,595.00	£4,314.00
£1.5million - £2million	£4,125.00	£4,950.00
£2million +	Quote on request	

### Additional Addons:

	Fee Excluding VAT	Fee Including VAT at 20%
Leasehold Property	From £500.00	£600.00
Relevant Building (BSA)	£1000.00	£1200.00
Help to Buy Redemption	£625.00	£750.00
Help to Buy ISA / LISA (per LISA)	£50.00	£60.00
Retirement Property	£450.00	£540.00
New Build Property	£500.00	£600.00
Buy to Let	£495.00	£594.00
Listed Property	£350.00	£420.00

### Disbursements:

	Fee Excluding VAT	Fee Including VAT at 20%
Administration & Compliance Fee	£50.00	£60.00
Identity Check (Per person)	£25.00	£30.00
Online Source of Funds checks (Per person)	£6.00	£7.20
Telegraphic Transfer Fee on your Sale	£35.00	£42.00
Telegraphic Transfer Fee on your Purchase	£35.00	£42.00
Land Registry Fees	Fees on application	N/A
Stamp Duty Land Tax (on purchase)	Fees on application	N/A
<sup>1</sup> Legal Marketing Services	£35.00	£42.00

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<sup>1</sup>Legal Marketing Services Ltd also known as LMS is a panel used by many lenders, LMS provide us with the mortgage offer on behalf of the lender, the request for mortgage monies and the registration of the charge is also communicated with the lender through LMS. At the stage for providing instruction paperwork we do not know if the LMS fee will be applicable to your transaction, we can obtain this information upon receipt of your mortgage offer (if any).

### Fees for a Remortgage:

	<b>Fee Excluding VAT</b>	<b>Fee Including VAT at 20%</b>
Remortgage Fee	£720.00	£864.00
Administration & Compliance Fee	£50.00	£60.00
Identity Check (Per person)	£25.00	£30.00
Telegraphic Transfer Fee on your remortgage	£35.00	£42.00
Land Registry Fees	Fees on application	N/A

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. As these vary depending on the Sale or Purchase Price, you can get an idea of potential costs via the Land Registry website: <https://www.gov.uk/government/organisations/land-registry>

### Stamp Duty Land Tax (SDLT)

The amount of SDLT you are required to pay depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website: <https://www.gov.uk/stamp-duty-land-tax> or if the property is located in Wales by using the Welsh Revenue Authority's website: <https://beta.gov.wales/welsh-revenue-authority>

### \*Our fees assume that:

1. This is standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
2. This is the assignment of an existing lease and is not the grant of a new lease.
3. The transaction is concluded in a timely manner and no unforeseen complications arise.
4. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
5. No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

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