

## Fee Table for Residential Conveyancing - Jan 2025

**ALL DISBURSEMENTS APPROXIMATE and are subject to change**

### **Standard Fee for Chris Stevenson Solicitors**

**Additional £300 plus VAT for all leaseholds, newbuilds or auction properties (newbuilds/transfer of part - refer to sheet)**

**Lifetime ISA/Help to Buy ISA (per account) £40 + £8 VAT = £48**

### **Additional charges for Limited Companies:**

Limited Company Search - £30.00      Registering Charge - £15.00

Acting on behalf of Limited Company - £100.00 + VAT = £120.00

### **Purchases**

#### **Up to £80,000**

Legal Fees	£695.00 + £139.00 VAT= £834.00
Searches [ <i>inc mining search</i> ]	£207.58
Official Search ( <i>Land Registry Search Fee</i> )	£8.40
Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
Land Registry Fee	£20.00
Bank Transfer Fee (inc VAT)	£45.00
I.D Admin Check	£36.00
<b>TOTAL</b>	<b>£1,158.18</b>

#### **£80,001 to £100,000**

Legal Fees	£695.00 + £139.00 VAT= £834.00
Searches [ <i>inc mining search</i> ]	£207.58
Official Search ( <i>Land Registry Search Fee</i> )	£8.40
Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
Land Registry Fee	£40.00
Bank Transfer Fee (inc VAT)	£45.00
I.D Admin Check	£36.00
<b>TOTAL</b>	<b>£1,178.18</b>
Legal Fees	£695.00 + £139.00 VAT= £834.00

#### **£100,001 to £150,000**

Searches [ <i>inc mining search</i> ]	£207.58
Official Search ( <i>Land Registry Search Fee</i> )	£8.40
Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
Land Registry Fee	£100.00

	Bank Transfer Fee (inc VAT)	£45.00
	I.D Admin Check	£36.00
	<b>TOTAL</b>	<b>£1,238.18</b>
<b>£150,001 to £200,000</b>	Legal Fees	£750.00 + £150.00 VAT= £900.00
	Searches [ <i>inc mining search</i> ]	£207.58
	Official Search ( <i>Land Registry Search Fee</i> )	£8.40
	Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
	Land Registry Fee	£100.00
	Bank Transfer Fee (inc VAT)	£45.00
	I.D Admin Check	£36.00
	<b>TOTAL</b>	<b>£1,304.18</b>
<b>£200,001 to £300,000</b>	Legal Fees	£795.00 + £159.00 VAT= £954.00
	Searches [ <i>inc mining search</i> ]	£207.58
	Official Search ( <i>Land Registry Search Fee</i> )	£8.40
	Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
	Land Registry Fee	£150.00
	Bank Transfer Fee (inc VAT)	£45.00
	I.D Admin Check	£36.00
	<b>TOTAL</b>	<b>£1,408.18</b>
<b>£300,001 to £400,000</b>	Legal Fees	£850.00 + £170.00 VAT= £1,020.00
	Searches [ <i>inc mining search</i> ]	£207.58
	Official Search ( <i>Land Registry Search Fee</i> )	£8.40
	Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
	Land Registry Fee	£150.00
	Bank Transfer Fee (inc VAT)	£45.00
	I.D Admin Check	£36.00
	<b>TOTAL</b>	<b>£1,474.18</b>
<b>£400,001 to £500,000</b>	Legal Fees	£895.00 + £179.00 VAT= £1,074.00
	Searches [ <i>inc mining search</i> ]	£207.58
	Official Search ( <i>Land Registry Search Fee</i> )	£8.40
	Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20

Land Registry Fee	£150.00
Bank Transfer Fee (inc VAT)	£45.00
I.D Admin Check	£36.00
<b>TOTAL</b>	<b>£1,528.18</b>

**£500,000 +**

Legal Fees	£995.00 + £199.00 VAT= £1,194.00
Searches [ <i>inc mining search</i> ]	£207.58
Official Search ( <i>Land Registry Search Fee</i> )	£8.40
Bankruptcy Searches ( <i>£7.20 per name</i> )	£7.20
Land Registry Fee	£295.00
Bank Transfer Fee (inc VAT)	£45.00
I.D Admin Check	£36.00
<b>TOTAL</b>	<b>£1,793.18</b>

**£1,000,000+ Land Registry Fee = £500**

## Sales

Sale Price	Our Fees	Disbursements	Total
Less than £150,000	£695 + £139 VAT = £834.00	£97.80	£931.80
£150,000 - £200,000	£750 + £150 VAT = £900.00	£97.80	£997.80
£200,001 - £300,000	£795 + £159 VAT = £954.00	£97.80	£1,051.80
£300,001 - £400,000	£850 + £170 VAT = £1,020.00	£97.80	£1,117.80
£400,001 - £500,000	£895 + £179 VAT = £1,074.00	£97.80	£1,171.80
£500,000 +	£995 + £199 VAT = £1,194.00	£97.80	£1,291.80

Usual Sale Disbursements: Office Copies

**£16.80 (£33.60 if LH)** and CHAPS Fee **£45.00**

(inc. VAT): I.D Admin Check of **£36.00**

Further disbursements may be required on a case by case basis.

Re-Mortgage	Transfer of Equity
Our Fees £550 plus £110 VAT = £660.00	Our Fees £550 plus £110 VAT = £660.00
I.D Admin Check £36.00	I.D Admin Check £36.00
Office Copies £8.40	Office Copies £16.80
CHAPS Fee £45.00	CHAPS Fee £45.00
Bankruptcy Search £7.20 per person	Land Registry Search Fee £8.40
Land Registry Search Fee £8.40	Land Registry Fee - refer to scale 2 LR fees
Land Registry Fee - refer to scale 2 LR fees	
<b>Total = £765.00 plus LR Fee</b>	<b>Total = £766.20 plus LR Fee</b>

Transfer and re-mortgage Fees:

£695 + £139 VAT = £834

Repayment of HTB Loan
Our Fees £395 plus £79 VAT = £474.00
I.D Admin Check £36.00
Office Copies £8.40
CHAPS Fee £45.00
<b>Total £563.40</b>

## Ancillary Costs

All conveyancing transactions are different. It is not possible for us to know whether certain matters will arise during the course of the conveyancing process which involve extra work and expense. This is a list of some additional costs which could arise.

<u>Additional Service</u>	<u>Cost</u>
Leasehold	£300 + VAT = £360.00
New Builds	£300 + VAT = £360.00
First Registration (new build, unregistered property and transfer of part)	£200 + VAT = £240.00
Bridging Loan/Lender with independent solicitors	£250 + VAT = £300.00
Help to buy ISA (per account)	£40 + VAT = £48.00
Indemnity Policy (per policy)	£40 + VAT = £48.00
Declaration of Trust	£150 + VAT = £180.00
Gifted Deposit/declaration of gifted deposit	£95 + VAT = £114.00
Declaration of Rights and Reservations	£150 + VAT = £180.00
Statutory Declaration/ Statement of Truth	£95 + VAT = £114.00
Storage of Deeds (post completion)	£25 + VAT = £30.00
Independent Legal Advice appointment for Guarantors/Occupiers (where the lender will permit another solicitor within our firm to act)	£150 +VAT = £180.00
Deed of covenant/membership and management company for freehold property. Admin fee	£75 + VAT = £90.00
Redemption of HTB Loan as part of sale	£95 + VAT = £114.00
Solar Panels	£100 + VAT £120.00