Atkinsons, solicitors

Conveyancing fees 2022

**N.B.**  We no longer offer conveyancing services to the general public only to existing clients.

All conveyancing work is undertaken by David Alan Trott (see details – Meet the team).

SALE OF PROPERTY

Freehold Leasehold

Up to £150,000 £475 + VAT £95.00 £575 + VAT £115.00

£150,001 - £200,000 £500 + VAT £100.00 £600 + VAT £120.00

£200,001 - £250,000 £510 + VAT £102.00 £610 + VAT £122.00

£250,001 - £300,000 £535 + VAT £107.00 £635 + VAT £127.00

£300,001 - £400,000 £600 + VAT £120.00 £700 + VAT £140.00

£400,001 - £500,000 £630 + VAT £126.00 £730 + VAT £146.00

£500,001 - £600,000 £685 + VAT £137.00 £785 + VAT £157.00

£600,001 and over by negotiation by negotiation

**Disbursements:-** **Disbursements:-**

 Office copy entries £6.00 Office copy entries £6.00

 Office copy documents office copy documents

 per document £3.00 per document £3.00

 To be ascertained from freeholder/

Management Company fees pre provision of replies to enquiry form (LPE1)/provision of sales pack

PURCHASE OF PROPERTY

Freehold Leasehold

Up to £150,000 £490 + VAT £98.00 £590 + VAT £118.00

£150,001 - £200,000 £510 + VAT £102.00 £610 + VAT £122.00

£200,001 - £250,000 £530 + VAT £106.00 £630 + VAT £126.00

£250,001 - £350,000 £580 + VAT £116.00 £680 + VAT £136.00

£350,001 - £450,000 £650 + VAT £130.00 £750 + VAT £150.00

£400,001 - £550,000 £715 + VAT £143.00 £815 + VAT £163.00

£550,001 - £650,000 £770 + VAT £154.00 £870 + VAT £174.00

£700,001 and over by negotiation by negotiation

 **Disbursements:- \* Disbursements:-\***

Local Search £ 73.26 Local Search £73.26

 Water & Drainage Search £ 42.90 Water & Drainage Search £42.90

 H M L R Search with priority £ 3.00 H M L R Search with priority £ 3.00

 Land Charges search Land Charges Search

 (per person) £ 2.00 (per person) £ 2.00

 Telegraphic Transfer fee Telegraphic Transfer fee

 (per payment) £ 18.00 (per payment) £18.00

 H M L R Registration fee - dependant H M L R registration fee - dependant

on value of property on value of property

 LTT (stamp duty)\*\* - dependant on value of LTT (Stamp duty) \*\*– dependant on

 property value of property

Optional searches:- Optional searches:-

Environmental Search £ 64.20 Environmental Search £ 64.20

 Chancel Check Search £ 24.00 Chancel Check Search £ 24.00

 Flood Report £ 37.80 Flood Report £ 37.80

 Coal Mining Search £44.40 Coal Mining Search £ 44.40

Freeholder/Management Company fees:-

to be ascertained from freeholder/

management company re receipt of notices, preparation/receipt of any Deed of Covenant, provision of any certificate compliant with restriction at HMLR

\*Search fees vary according to location of the property

\*\* Land Transaction Tax (in Wales) is detailed at <https://beta.gov.wales/land-transaction-tax-calculator>; Stamp Duty Land Transaction Tax (in England) is detailed at <https://www.gov.uk/stamp-duty-land-tax>

REMORTGAGE OF PROPERTY

Up to £200,000 £385 + VAT £77.00

£200,001 - £400,000 £480 + VAT £96.00

£400,001 and over by negotiation

**Disbursements:-**

Office copy entries £ 6.00

Local Search £ 73.26

 Water & Drainage Search £ 42.90

 H M L R Search with priority £ 3.00

 Land Charges search

 (per person) £ 2.00

 Telegraphic Transfer fee

 (per payment) £ 18.00

 H M L R Registration fee - dependant

on value of property

Optional searches:-

Environmental Search £ 64.20

 Chancel Check Search £ 24.00

 Flood Report £ 37.80

 Coal Mining Search £ 44.40

TRANSFER OF EQUITY & RE-MORTGAGE

Up to £200,000 £480 +VAT £96.00

£200,001 - £400,000 £530 + VAT £106.00

£400,001 and over by negotiation

**Disbursements:-**

Office copy entries £ 6.00

Local Search £ 73.26

 Water & Drainage Search £ 31.80

 H M L R Search with priority £ 3.00

 Land Charges search

 (per person) £ 2.00

 Telegraphic Transfer fee

 (per payment) £ 18.00

 H M L R Registration fee - dependant

on value of property

Optional searches:-

Environmental Search £ 64.20

 Chancel Check Search £ 24.00

 Flood Report £ 37.80

 Coal Mining Search £ 44.40

TRANSFER OF EQUITY & NO MORTGAGE

Up to £200,000 £410 + VAT £82.00

£200,001 - £400,000 £445 + VAT £89.00

£400,001 and over by negotiation

**Disbursements:-**

Office copy entries £ 6.00

Local Search £ 73.26

 Water & Drainage Search £ 42.90

 H M L R Search with priority £ 3.00

 Land Charges search

 (per person) £ 2.00

 Telegraphic Transfer fee

 (per payment) £ 18.00

 H M L R Registration fee - dependant

on value of property

Optional searches:-

Environmental Search £ 64.20

 Chancel Check Search £ 24.00

 Flood Report £ 37.80

 Coal Mining Search £ 44.40