

# Conveyancing Pricing

March 2024

## ODT Schedule of Average Fees – Purchase

All costs are subject to VAT which is currently at 20%.

Our fees cover all of the work required to complete your purchase.

These are our average fees and upon your instructions we will provide a detailed estimate taking into account the nature of the property and the complexity of the transaction.

Purchase Price	Fee Range
£0.00 – £250,000.00	£895.00 – £995.00
£250,001.00 – £550,000.00	£1,650.00 – £1,850.00
£550,001.00 – £750,000.00	£1,750.00 – £1,950.00
£750,001.00 – £1,000,000.00	£1,800.00 – £2,250.00
£1,000,000.00 +	Price on enquiry

If applicable the following additional fees may apply:-

Searches and Advice £500.00 approx.

(This includes local, drainage, environmental and chancel repair liability searches. This fee is dependent on the searches required and the local authority in which the property is situated)

Leasehold fee	£150.00
Acting for Lender on a purchase	£195.00
Our same day bank transfer fee	£40.00
Unregistered title fee	£400.00
New build fee	£500.00
Shared ownership	£500.00

Help to buy with equity mortgage	£250.00
Help to buy ISA	£50.00
Lifetime ISA	£100.00

Disbursements (payable to third parties) will where appropriate be incurred as follows:-

Land Registry registration fee	<p>This fee is based on the purchase price of the property. The fee is between £20.00 and £910.00. See link for Land Registry prices:</p> <p><a href="https://www.gov.uk/guidance/hm-land-registry-registration-services-fees">https://www.gov.uk/guidance/hm-land-registry-registration-services-fees</a></p>
Land Registry pre-completion searches	<p>These fees are dependent on how many purchases there are. The priority search fee is £3.00 per title and bankruptcy searches are £2.00 per person.</p>
Notice of transfer fee	<p>This fee is often set out in the Lease. Ordinarily the fee is between £50.00 and £150.00.</p>
Notice of charge fee	<p>This fee is often set out in the Lease. Ordinarily the fee is between £50.00 and £150.00.</p>
Deed of covenant fee	<p>This fee is payable to the Landlord or their managing agent and can be difficult to estimate. Often it is between £100.00 and £300.00.</p>
Certificate of compliance fee	<p>To be confirmed if necessary upon receipt of the title documents. The fee can range from between £100.00 and £300.00.</p>

Stamp Duty Land Tax

This depends on the purchase price of the property. You can calculate the amount by using HMRC's website:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Indemnity Insurance policy (if required)

The premium for this policy will depend on the risk required to be covered and the value of the property.

The stages involved in the purchase of a residential property depend upon the circumstances of the transaction. The following is a brief list of the key stages involved in a purchase:

- Taking your instructions and providing you with initial advice.
- Checking that your finances are in place to fund the purchase and contacting the lender's solicitors (if separately represented).
- Reviewing and advising you on the contract documentation.
- Carrying out searches.
- Obtaining any relevant planning permissions or other documents revealed in the local search.
- Making any necessary enquiries of the seller's solicitors.
- Reviewing the conditions of any mortgage offer.
- Providing you with advice on all documents and information received.
- Providing you with the documents required for signature to include the Contract, any Mortgage Deed, etc.
- Agreeing a completion date – this will be the date on which you complete your purchase.
- Exchanging contracts and notifying you that this has happened.
- Carrying out pre-completion searches at the Land Registry.
- Arranging for all funds required from your lender and from you to be requested.
- Completing the purchase on the completion date.
- Dealing with the submission of the Land Transaction Return to HMRC and paying the Stamp Duty Land Tax due.
- Serving (if required) notice of transfer/charge on the managing agents/landlord to advise them that you are the new owner.
- Dealing with the application for registration at the Land Registry.

How long the process takes from your offer being accepted until the completion date will depend on a number of factors; even if your own transaction is straightforward, if you are in a chain you could find that you have to wait for other parties in the chain to be ready. It is therefore impossible to say with any degree of certainty exactly how long your transaction will take, but we will do all we can to make sure that it completes as quickly as possible. As a rough guideline, assuming no particular issues arise, the average timescale would be somewhere in the region of

two to three months. If you would like a more detailed projection please feel free to give one of our conveyancers a call so that they can talk through your own particular circumstances with you.

#### ODT Schedule of Average Fees – Sale

All costs are subject to VAT which is currently 20%.

Our fees cover all of the work required to complete your sale.

These are our average fees and upon your instructions we will provide a detailed estimate taking into account the nature of the property and the complexity of the transaction.

Sale price	Fee Range
£0.00 – £250,000.00	£895.00 – £995.00
£250,001.00 – £550,000.00	£1,650.00 – £1,850.00
£550,001.00 – £750,000.00	£1,750.00 – £1,950.00
£750,001.00 – £1,000,000.00	£1,800.00 – £2,250.00
£1,000,000.00 +	Price on enquiry

If applicable the following additional fees may apply:-

Leasehold fee for leasehold properties	£150.00
Redemption of mortgage on sale	£80.00
Our same day bank transfer fee	£40.00
Unregistered title fee	£400.00
Shared ownership	£250.00

Disbursements (payable to third parties) will where appropriate be incurred as follows:-

Land Registry fees for copy title documents	This fee will be dependent on how many documents are required. The fees are between £6.00 and £24.00.
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Managing Agent's/Landlord's fee for management pack	This fee can be difficult to estimate. Often it is between £200.00 and £400.00.
Deed of Covenant fee	This fee is payable to the Landlord or their managing agent can be difficult to estimate. Often it is between £100.00 and £300.00.
Indemnity Insurance Policy (if required)	The premium for this policy will depend on the risk required to be covered and the price paid for the property

The stages involved in the sale of a residential property depend upon the circumstances of the transaction. The following is a brief list of the key stages involved in a sale:

- Taking your instructions and providing you with initial advice.
- Preparing the contract documentation and providing the same to the buyer's conveyancer.
- Obtaining any relevant planning permissions or other documents relating to the property.
- Obtaining a management pack from the managing agents (if leasehold).
- Receiving the buyer's conveyancer's enquiries, advising you on these and assisting you with your replies.
- Providing you with the documents required for signature to include the Contract, Transfer Deed and any other required documents.
- Agreeing a completion date – this will be the date on which you complete your sale.
- Exchanging contracts and notifying you that this has happened.
- Completing the sale on the completion date.
- Redeeming any existing mortgages on the property.
- Settling your estate agent's commission account.

How long the process takes from your acceptance of an offer until completion of the sale takes place depends on a number of factors; even if your own transaction is straightforward, if you are in a chain you could find that you have to wait for other parties in the chain to be ready. It is therefore impossible to say with any degree of certainty exactly how long your transaction will take, but we will do all we can to make sure that it completes as quickly as possible. As a rough guideline, assuming no particular issues arise, the average timescale would be somewhere in the region of two to three months. If you would like a more detailed projection please feel free to give one of our conveyancers a call so that they can talk through your own particular circumstances with you.

## ODT Schedule of Average Fees – Remortgages

All costs are subject to VAT which is currently 20%.

Our fees cover all of the work required to complete your remortgage.

These are our average fees and upon your instructions we will provide a detailed estimate taking into account the nature of the property and the complexity of the transaction.

Remortgage Amount	Fee range
£0.00 – £1,000,000	Up to £1,100.00
£1,001,000.00 +	Price on enquiry

If applicable the following additional fees may apply:-

Leasehold fee for leasehold properties	£150.00
Acting for Lender on a remortgage	£80.00
Our same day bank transfer fee	£40.00
Unregistered title fee	£400.00
Searches and advice (if indemnity insurance isn't acceptable to your lender)	£350.00

Disbursements (payable to third parties) will be incurred as follows:-

Land Registry registration fee	This fee is based on the remortgage sum for the property. The fee is between £20.00 and £250.00. See link for Land Registry prices <a href="https://www.gov.uk/guidance/hm-land-registry-registration-services-fees">https://www.gov.uk/guidance/hm-land-registry-registration-services-fees</a>
Land Registry pre-completion searches	These fees are dependent on how many borrowers and titles there are. The priority search fee is £3.00 per title and bankruptcy searches are £2.00 per person
Notice of transfer fee	This fee is often set out in the Lease. Ordinarily the fee is between £50.00 and £150.00.

Notice of charge fee

This fee is often set out in the Lease. Ordinarily the fee is between £50.00 and £150.00.

Search fees indemnity

It may be that your Lender will accept an indemnity insurance in place of searches and in that case the premium for this policy will depend on the risk the value of the property.

Indemnity Insurance policy (if required)

The premium for this policy will depend on the risk required to be covered and the value of the property