

Batchelor Sharp – Conveyancing Fees

Please note:

- Fees shown here are correct as at 15 November 2023.
- Fees set out here are a guide and an estimate of what will be payable. See also the separate Standard Addition Fees sheet that sets out other fees that may apply depending on the circumstances of your transaction.
- Fees include postage and telephone calls
- The fees we charge for the work we do are set out in the table below.
- Additional costs that we have to pay on your behalf (disbursements) are set out separately below the fees.
- The searches that are required will depend on the property you buy and the requirements of any lender.
- We use a search provider for our local searches which are personal local searches. Occasionally lenders may require an official local search from the Local Authority and if that is the case we will let you know the cost.
- We appreciate this is a lot of information and a full fees quote will be given on request.
- VAT is stated at the current rate (20%) correct at time of production. If VAT or any other tax rate is imposed before completion we reserve the right to alter your bill accordingly in line with current legislation.

FEES

Purchase

Up to £300,000	£925.00 plus VAT of £185.00 + disbursements
£301,000 to £500,000	£975.00 plus VAT of £195.00 + disbursements
£501,000 to £750,000	£1,025.00 plus VAT of £205.00 + disbursements
£751,000 to £999,000	£1,075.00 plus VAT of £215.00 + disbursements
Above £1,000,000	Please ask
Plus:	
Stamp Duty Land Tax return completion	£50.00 plus VAT of £10
Deeds Handling Fee (refundable if collected)	£50.00 plus VAT of £10

NB:
Shared Ownership Leasehold Purchases
Help to Buy Purchases

Minimum of £1,500 plus VAT of £300 + disbursements
Minimum of £1,500 plus VAT of £300 + disbursements

Sale

Up to £300,000
£301,000 to £500,000
£501,000 to £750,000
£751,000 to £999,000
Above £1,000,000

£900.00 plus VAT of £180.00 + disbursements
£975.00 plus VAT of £195.00 + disbursements
£1,025.00 plus VAT of £205.00 + disbursements
£1,075.00 plus VAT of £215.00 + disbursements
Please ask

Plus:
Redemption of first Mortgage
Redemption of further charges
Removal of restriction from title

£nil
£95.00 plus VAT of £19.00 (per additional charge)
£95.00 plus VAT of £19.00 (per restriction)

NB:
Shared Ownership Leasehold Sales
Help to Buy Sales

Minimum of £1,500 plus VAT of £300 + disbursements
Minimum of £1,500 plus VAT of £300 + disbursements

Leasehold Flats (Purchase and Sale)

Up to £150,000
£150,001 to £300,000
£301,000 to £500,000
Above £501,000

£950.00 plus VAT of £190.00 + disbursements
£975.00 plus VAT of £195.00 + disbursements
£1,045.00 plus VAT of £209.00 + disbursements
Please ask

Remortgage

Up to £150,000
£150,001 to £300,000
£301,000 to £500,000

£600.00 plus VAT of £120.00 + disbursements
£725.00 plus VAT of £145.00 + disbursements
£775.00 plus VAT of £155.00 + disbursements

Above £501,000

Please ask

Remortgage and Transfer of Equity

£950.00 plus VAT of £190.00 + disbursements

All Transactions

Bank transfer fee

£35.00 plus VAT of £7.00 (per transfer)

DISBURSEMENTS (SAMPLE)

Purchase/Remortgage

Search pack 1 (Local Authority Search, Drainage and Water, Environmental Search)

£189.17 plus VAT of £37.83

Search pack 2 (Local Authority Search, Drainage and Water, Environmental Search, Coal Mining Report)

£227.50 plus VAT of £45.50

Local Land Charges Search

£16 (no VAT)

Chancel Repair Insurance

Less than £250,000	£15
£251,000 to £500,000	£19
£510,000 to £750,000	£24
Over £751,000	Please ask

HM Land Registry Land Charges Search

£3 plus VAT of £0.60

HM Land Registry Bankruptcy Search

£2 plus VAT of £0.40 (per name x 2)

ID check

£25.00 plus VAT of £5.00 (per check)

*HM Land Registry Registration Fees (no VAT)

£0 - £80,000	£45*
£80,001 - £100,000	£95*
£100,001 - £200,000	£230*
£200,001 - £500,000	£330*
£500,001 - £1,000,000	£655*
£1,000,001+	£1,105*

**Stamp Duty Land Tax (SDLT)

NB: Corporate bodies purchasing residential properties over £500,000 pay 15% of value

Up to £250,000	0%
£250,001 to £925,000	5% of value
£925,001 to £1,500,000	10% of value
Over £1,500,001	12% of value

Sale

Official copies of title

Approx £15 plus VAT of £3 (depending on title)

HM Land Registry Bankruptcy Search

£2 plus VAT of £0.40 (per name)

ID check

£25.00 plus VAT of £5.00 (per check)

* The HM Land Registry Registration Fee will be considerably less if the property is already registered at HM Land Registry

** SDLT is set out above at standard rate. In many cases higher rate applies which is 3% above standard rate. If you satisfy the first-time buyer rules, SDLT is currently 0% up to £425,000. We will advise accordingly once instructed.