



BatchelorSharpSolicitors



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Fees 2018/19

FEES TEMPLATE 2018/2019

Conveyancing charges

All services shown here are correct at 5th December 2018

Please note that unless otherwise advised:

- all fees as stated are estimates, and are plus VAT and disbursements
- all fees include postage and telephone calls
- the minimum fee of £1250.00+ vat is payable in respect of Shared Ownership Leasehold Sales and Purchases
- Help to Buy £1500 plus VAT

First Time Buyers

Up to £250K (excluding leasehold flats)	£725+ vat and disbursements
Over £250K	£775 = Vat and disbursements

Leasehold Flats

up to £150K	£795 + vat and disbs (Purchase) £750.+ vat and disbs (Sale)
£150K to £300K	£845 + vat and disbs (P) £795 + vat and disbsSale (S)
£301K to £500K	£950 + vat and disbs (P) £900 + vat and disbs (S)

Re-Mortgages

up to £150K	£450 + vat and disbs
£150K to £300K	£500 + vat and disbs
£300Kto £500K	£650 + vat and disbs

Re-Mortgage and Transfer of Equity	£600 + vat and disbs
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Sale

up to £200K	£725 + vat and disbs
£201K to £300K	£775 + vat and disbs
£301K-£500K	£795 + vat and disbs
£501K - £750K	£850 + vat and disbs
£751K-£999K	£895 + vat and disbs
redemption of first Mortgage	£ nil
redemption of further charges	£75 + vat (per additional charge)
removal of restriction from title	£75 + vat

Purchase

up to £200K	£725 + vat and disbs
£201K - £300K	£775+ vat and disbs

Disbursements on Purchase

*Local Authority Search Approximately	£100. (Bristol City Council) £100 (South Gloucestershire) £98 (Bath and North East Somerset) £105 (North Somerset)
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*Chancel Repair Insurance	<£250k £15,£ 250-£500k £19, £500-£750k £24
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*HM Land Registry Charges Search	£3
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*HM Land Charges Bankruptcy Search	£2 per purchaser
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*Mining Search (if reqd)	£45.24
*Water & Enviromental	£91.70

*Our Fee re transfer of funds	£35 + vat per transfer
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*ID Check (once on sale or purchase)	£14.00 + vat
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*H.M. Land Registry Fees

£0 – £80,000	£20
£80,001 – £100,000	£40
£100,001 – £200,000	£190
£200,001 – £500,000	£270
£500,001 – £1,000,000	£540

*Stamp Duty

£0 up to £125,000	0%
Over £125,000 up to £250,000	2% PLUS...
On the next £675000	5%
On the next £575000	10%
12% on the rest (above £1.5m)	12%
	Corporate bodies purchasing residential property above £500,000 15%

Disbursements on Sale

*Office copies	£16
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*Our Fee re transfer of funds	£35 + vat per transfer
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£301K-£500K	£795 + vat and disbs
£501k-£750K	£895 + vat and disbs
£751K-£999K	£950 + vat and disbs
Stamp Duty Land Tax form completion	£50 + vat
Deeds handling Fee (refundable)	£50 + vat