



BatchelorSharpSolicitors



BatchelorSharpSolicitors

377-381 Two Mile Hill Rd
Bristol BS15 1AD
Also at 3 Badminton Court
Yate BS37 5HZ
0117 967 1772
mail@batchelorsharp.co.uk
www.batchelorsharp.co.uk

Fees 2020/21

FEES TEMPLATE 2020/21

Conveyancing charges

All services shown here are correct at 1st July 2020

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)	£750+ vat and disbursements
Over £250K	£795 = Vat and disbursements

Leasehold Flats

up to £150K	£825 + vat and disbs (Purchase) £795.+ vat and disbs (Sale)
-------------	--

£150K to £300K	£875 + vat and disbs (P) £825 + vat and disbsSale (S)
----------------	--

£301K to £500K	£950 + vat and disbs (P) £900 + vat and disbs (S)
----------------	--

Help to Buy Isa Fees	£50 + vat extra
----------------------	-----------------

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
------------------------------------	----------------------

Sale

up to £200K	£775 + vat and disbs
-------------	----------------------

£201K to £300K	£795 + vat and disbs
----------------	----------------------

£301K-£500K	£825 + 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	£775 + vat and disbs
-------------	----------------------

£201K - £300K	£795+ vat and disbs
---------------	---------------------

Disbursements on Purchase

** =(inclusive of VAT)

*Local Authority Search Approximately	**	£110.00 (Bristol City Council)
	**	£121.29 (South Gloucestershire)
	**	£119.50 (Bath and North East Somerset)
	**	£112.40 (North Somerset) **

*Chancel Repair Insurance		<£250k £15,£ 250-£500k £19, £500-£750k £24
----------------------------------	--	---

*HM Land Registry Charges Search		£3 plus VAT
----------------------------------	--	-------------

*HM Land Charges Bankruptcy Search		£2 per purchaser plus VAT
------------------------------------	--	---------------------------

*Mining Search (if reqd)	**	£41.94
--------------------------	----	--------

*Water & Enviromental		£94.67 **
-----------------------	--	-----------

*Our Fee re transfer of funds		£35 + vat per transfer
-------------------------------	--	------------------------

*ID Check (once on sale or purchase)		£14.00 + vat
--	--	--------------

*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 plus VAT
----------------	--	--------------

*Our Fee re transfer of funds		£35 + vat per transfer
-------------------------------	--	------------------------

£301K-£500K	£825 + vat and disbs
£501k-£750K	£895 + vat and disbs
£751K-£999K	£975 + vat and disbs
Stamp Duty Land Tax form completion	£50 + vat
Deeds handling Fee (refundable)	£50 + vat

CHANGES TO SDLT RATES WITH EFFECT FROM 9th JULY 2020

Please note that with effect from Wednesday 9th July 2020 until March 2021 the SDLT rates are as follows:-

Stamp Duty rates*

Minimum property purchase price	Maximum property purchase price	Stamp Duty rate (only applies only to the part of the property price falling within each band)
£0	£500,000	0%
£500,001	£925,000	5%
£925,001	£1.5 million	10%
Over £1.5 million		12%

*Stamp duty for residential new leasehold sales and transfers are charged differently.