

FEES TEMPLATE October 2021- Conveyancing

All services shown here are correct at 1st October 2021

Please note that unless otherwise advised: all fees as stated are estimates, and all fees include postage and telephone calls

– **the minimum fee of £1500.00+ £300.00 VAT is payable in respect of Shared Ownership Leasehold Sales and Purchases**

– **Help to Buy fees £1500.00 plus £300.00 VAT**

Leasehold Flats

up to £150K	£900.00 +£180.00 vat plus disbs (shown on last page **) (Purchase and Sale)
£150K to £300K	£925.00 + £185.00 vat + disbs** (Purchase and Sale)
£301K to £500K	£995.00 + £199.00 vat + disbs** (Purchase and Sale)
Help to Buy Isa Fees	£50.00 + £10.00 vat extra on Purchase and Sale

Re-Mortgages

up to £150K	£550.00 + £110.00 vat + disbs
£150K to £300K	£675.00 + £135.00 vat + disbs
£300K to £500K	£725.00 + £145.00 vat + disbs

Re-Mortgage and Transfer of Equity

£795.00 + £159.00 vat plus disbs

Sale

up to £300K	£850.00 +£170.00 vat + disbs
£301K-£500K	£925.00+ £185.00 vat + disbs
£501K - £750K	£975.00 +£195.00 vat + disbs
£751K-£999K	£1025.00 + £205.00 vat + disbs
Above £1m	By Negotiation – please ask
redemption of first Mortgage	£ nil
redemption of further charges	£95.00 + £19.00 vat (per additional charge)
removal of restriction from title	£95.00 + £19.00 vat (per restriction)

Purchase

up to £300K	£875.00 + £175.00 vat + disbs
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£301K-£500K	£925.00 + £165.00 vat + disbs
£501k-£750K	£975.00 + £195.00 vat + disbs
£751K-£999K	£1025.00 +£205.00 vat + disbs
Above £1m	By Negotiation – please ask
Stamp Duty Land Tax form completion	£50.00 + £10.00 vat
Deeds handling Fee (refundable if collected)	£50.00 + £10.00 vat

The above figures are based on the current rate of VAT (20 Per Cent) which was 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. Our Fees will not be amended without firstly discussing and agreeing this with you.

DISBURSEMENTS (Monies Paid out on your behalf in the course of the transaction)

Local Authority Search Fees	Bristol City Council	£50.00 + £10 VAT Plus £50.00 non vatable total	£110.00
	South Gloucestershire	£57.90 + £11.58 VAT plus £57.90 non vatable total	£127.38
	Bath & North East Somerset	£71.25 + £14.25 VAT plus £34.00 non vatable total	£119.50
	North Somerset	£75.75 + £15.15 VAT plus £24.20 non vatable total	£115.10
Chancel Repair Insurance if payable (no VAT)		Less than £250k £15 ,£250-£500k £19,	£500-£750k £24

***** If Searches are ordered by a referrer or as part of a pack the disbursements may differ between each provider. The fees inserted for Disbursements are direct from the Authority**

HM Land Registry Charges Search	£3.00 plus £0.60p VAT Total £3.60
HM Land Charges Bankruptcy Search	£2.00 per purchaser plus £0.40p VAT total £2.40
Mining Search (if reqd)*** see above	£35.79 + £7.16 VAT total £42.95
Water & Enviromental ***	£78.89 + £15.78 VAT total £94.67
Our Fee re transfer of funds	£35.00 + £7.00 vat per transfer total £42.00
ID Check (once on sale or purchase)	£14.00 + £2.80 vat total £16.80

***Stamp Duty Land Tax**

£0 up to £125,000	0% of the value of the property
Over £125,000 up to £250,000	2% of the value of the property Plus..... see below
On the next £675000	5% thereafter up to...£925,000
On the next £575000	10% thereafter up to £1.5M
12% on the rest (above £1.5m)	12% thereafter
	Corporate bodies purchasing residential property above £500,000 15%

H.M. Land Registry Fees for Registration – No VAT payable – new fees payable from
31st January 2022

See Following Sheets below *****

Disbursements on Sale

Office copies	£16.00 plus £3.20 VAT total £19.20
Our Fee re transfer of funds	£35.00 + £7.00 vat total £42.00 per transfer

Increases to HMLR Fees wef 31st January 2022

Scale 1 fees

Apply by post

Value	Old fee	New fee
£0 to £80,000	£40	£45
£80,001 to £100,000	£80	£95

Value	Old fee	New fee
£100,001 to £200,000	£190	£230
£200,001 to £500,000	£270	£330
£500,001 to £1,000,000	£540	£655
£1,000,001 and over	£910	£1,105

Apply using the portal or Business Gateway

Registration of all leases and transfers or surrenders which affect part of a registered title

Value	Old fee	New fee
£0 to £80,000	£40	£45
£80,001 to £100,000	£80	£95
£100,001 to £200,000	£190	£230
£200,001 to £500,000	£270	£330
£500,001 to £1,000,000	£540	£655
£1,000,001 and over	£910	£1,105

Transfers or surrenders which affect the whole of a registered title

Value	Old fee	New fee
£0 to £80,000	£20	£20

Value	Old fee	New fee
£80,001 to £100,000	£40	£40
£100,001 to £200,000	£95	£100
£200,001 to £500,000	£135	£150
£500,001 to £1,000,000	£270	£295
£1,000,001 and over	£455	£500

Voluntary first registration (reduced fee)

Value	Old fee	New fee
£0 to £80,000	£30	£30
£80,001 to £100,000	£60	£70
£100,001 to £200,000	£140	£170
£200,001 to £500,000	£200	£250
£500,001 to £1,000,000	£400	£495
£1,000,001 and over	£680	£830

Scale 2 fees

Apply by post

Value	Old fee	New fee
£0 to £100,000	£40	£45
£100,001 to £200,000	£60	£70
£200,001 to £500,000	£80	£100
£500,001 to £1,000,000	£120	£145
£1,000,001 and over	£250	£305

Apply using the portal or Business Gateway

Transfers of whole, charges of whole, transfers of charges and other applications of whole of registered titles

Value	Old fee	New fee
£0 to £100,000	£20	£20
£100,001 to £200,000	£30	£30
£200,001 to £500,000	£40	£45
£500,001 to £1,000,000	£60	£65
£1,000,001 and over	£125	£140

Registration of transfers of part, and all other Scale 2 applications that do not affect the whole of a registered title

Value	Old fee	New fee
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Value	Old fee	New fee
£0 to £100,000	£40	£45
£100,001 to £200,000	£60	£70
£200,001 to £500,000	£80	£100
£500,001 to £1,000,000	£120	£145
£1,000,001 and over	£250	£305

Other changes to fees and exemptions

New entry in the Land Register

Applications for a new entry in the register (under rule 79A right to manage by an RTM company) cost:

£20 when lodged electronically

£40 by post

Fees changes for historical copies

Each application for a historical copy of the register costs:

£3 when lodged electronically

£7 by post

Each application of an historical copy of a title plan costs:

£3 when lodged electronically

£7 by post

Register a notice of a lease

There is a new abatement providing that no fee is payable to register a notice of a lease, where the application accompanies an application for the registration of the grant of an easement contained in the lease.

Disclaimers of properties made by trustees in bankruptcy

There is a new exemption for a request to note disclaimers of properties made by trustees in bankruptcy, liquidators, Treasury Solicitor (on behalf of the Crown), or the Solicitor to the Duchy of Lancaster or to the Duchy of Cornwall.

Death of a proprietor

There is an amendment of the existing exemption about noting the death of a proprietor. The exemption now refers to a proprietor (rather than joint proprietor) and applies to the recording of the death of a sole proprietor as well as a joint proprietor.