



BatchelorSharpSolicitors



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Fees June 2021-

FEES TEMPLATE from 1st June 2021-

Conveyancing charges

All services shown here are correct at 1st June 2021

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 £1500.00+ vat is payable in respect of Shared Ownership Leasehold Sales and Purchases**
- **Help to Buy fees £1500 plus VAT**

First Time Buyers

Up to £250K (excluding leasehold flats)	£795+ vat and disbursements
Over £250K	£845 + Vat and disbursements

Leasehold Flats

up to £150K	£875 + vat and disbs (Purchase) £875+ vat and disbs (Sale)
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£150K to £300K	£900 + vat and disbs (P) £900 + vat and disbsSale (S)
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£301K to £500K	£995 + vat and disbs (P) £995 + vat and disbs (S)
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Help to Buy Isa Fees	£50 + vat extra
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Re-Mortgages

up to £150K	£495 + vat and disbs
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£150K to £300K	£550+ vat and disbs
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£300Kto £500K	£695 + vat and disbs
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Re-Mortgage and Transfer of Equity	£650 + vat and disbs
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Sale

up to £200K	£825 + vat and disbs
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£201K to £300K	£850+ vat and disbs
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£301K-£500K	£895+ vat and disbs
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£501K - £750K	£925 + vat and disbs
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£751K-£999K	£975 + vat and disbs
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Above £1m	By Negotiation
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redemption of first Mortgage	£ nil
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redemption of further charges	£95 + vat (per additional charge)
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removal of restriction from title	£95 + vat
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Purchase

up to £200K	£825 + vat and disbs
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£201K - £300K	£850+ vat and disbs
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Disbursements on Purchase

** =(inclusive of VAT)

*Local Authority Search Approximately	**	£110.00 (Bristol City Council)
	**	£127.38 (South Gloucestershire)
	**	£119.50 (Bath and North East Somerset)
	**	£115.10 (North Somerset) **

*Chancel Repair Insurance		<£250k £15, £250-£500k £19, £500-£750k £24
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*HM Land Registry Charges Search		£3 plus VAT
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*HM Land Charges Bankruptcy Search		£2 per purchaser plus VAT
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*Mining Search (if reqd)	**	£41.94
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*Water & Enviromental		£94.67 **
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*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
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£80,001 – £100,000	£40
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£100,001 – £200,000	£190
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£200,001 – £500,000	£270
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£500,001 – £1,000,000	£540
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*Stamp Duty

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

Disbursements on Sale

*Office copies		£16 plus VAT
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*Our Fee re transfer of funds		£35 + vat per transfer
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£301K-£500K	£825 + vat and disbs
£501k-£750K	£895 + vat and disbs
£751K-£999K	£975 + vat and disbs
Above £1m	By Negotiation
Stamp Duty Land Tax form completion	£50 + vat
Deeds handling Fee (refundable)	£50 + vat

Quotations given are based on matters completing before 31st MARCH 2021 –if for any reason you do not complete before this date your SDLT liability will change..

If there are amendments to SDLT, VAT or anything beyond our control your bill will be adjusted accordingly. Our Fees will not be amended without firstly discussing and agreeing this with you.

CHANGES TO SDLT RATES WITH EFFECT FROM 9th JULY 2020

Please note that with effect from Wednesday 9th July 2020 until 30th June 2021 the SDLT rates are as follows:-