

Franklin & Co. Solicitors

PRICE & SERVICE INFORMATION

Residential Conveyancing

Our fees for the conveyance of residential real property or real estate which comprise: (i) freehold sales or purchases; or (ii) mortgages or re-mortgages are calculated by reference to the value and complexity of the transaction.

Our fees include acting for and advising you and your lender (if applicable) in the transaction, all CHAPS fees, submission of SDLT return to HMRC, payment of any duty and registering the transfer and/or any mortgage at Land Registry.

For a standard conveyancing transaction our estimated fees would be as follows:-

Transaction value (£)	Sale(S)/Purchase(P)	Fees (£) (plus VAT at 20%)
Under 125,000	S	500.00
	P	550.00
125,001 – 200,000	S	550.00
	P	595.00
200,001 – 250,000	S	575.00
	P	600.00
250,001 – 350,000	S	625.00
	P	695.00
350,001 – 500,000	S	650.00
	P	750.00
500,001 – 750,000	S	800.00
	P	900.00
750,001 – 1,000,000	S	900.00
		1,000.00
1,000,001 plus	S/P	Specific estimate available on request

For standard conveyancing leasehold sales or purchases, mortgages or re-mortgages, there is an additional fee of £150.00 plus vat payable in respect of advising you on the lease terms and provisions including rent and service charge payments, obtaining any necessary consents and service of any required notices.

In addition to our fees there may be payments (disbursements) payable to third parties in relation to the conveyancing transaction including, on a purchase: Search fees, Stamp Duty

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Land Tax and Registration fees; on a sale the cost of obtaining up to date official copies of the title and documents referred to; and on a mortgage or re-mortgage search fees, the cost of obtaining up to date official copies of the title and registration fees. These will vary according to the nature and location of the transaction, the requirements of any mortgage lender and the value of the transaction.

For example, on the purchase of a registered freehold residential property situate within Peak District National Park and Derbyshire Dales District Council area for a price of £400,000 the likely disbursements (including VAT) would be:

Local Search	£ 139.80
Water & Drainage Enquiries	£ 62.40
Environmental Search	£ 35.20
Chancel Repair Liability Search	£ 24.00
Land Registry search	£ 3.00
SDLT	£ 10,000.00
Registration fee	£ 135.00