

Conveyancing (Fee transparency)

We charge fixed fees for our conveyancing service. There are many variables, such as the cost of searches, stamp duty land tax and Land Registry fees, and fees due under the terms of a lease. Telephone us on 01590 676933 for a quote tailored to your specific circumstances.

We charge on a sliding scale according to the value of the property. Our legal fees are for providing the conveyancing service from start to finish.

All our matters are handled by suitably qualified individuals and you can find out more about us by clicking here: <https://www.scottbailey.co.uk/people>

The precise stages involved in the purchase of a residential property vary according to the circumstances. However in general, the stages of a purchase are as follows:

- Taking your instructions and giving you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty Land Tax
- Deal with application for registration at Land Registry

In general the stages of a sale are as follows:

- Take your instructions and give you initial advice
- Examining your title to the property
- Drafting a contract for the sale of the property
- Obtain further planning documentation if required
- Replying to any enquiries made by a buyer's solicitor
- Send final contract to you for signature
- Agree completion date (date from which you will no longer own the property)
- Exchange contracts and notify you that this has happened
- Complete sale
- Redeeming your mortgage and paying your estate agent from the proceeds of sale and paying you the balance due

It is very difficult to give a precise estimate as to how long a transaction might take. We are wholly dependant upon the other party to the transaction, mortgage lenders, the speed of landlords and managing agents in leasehold transactions and the turnaround time of searches from different local authorities. However, as a guide, the average transaction in our experience can take anything from 4 weeks to 16 weeks.

Our stated fees below do not include the cost of searches, Land Registry fees or Stamp Duty Land Tax. The fees do not include sums due under the terms of a lease which will vary from property to property.

A current table of Land Registry fees can be found here:

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

HMRC provides a calculation tool for establishing your potential stamp duty liability which can be found here :

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Stamp Duty Land Tax is complex. Please ring us on 01590 676933 to discuss your specific circumstances.

[insert disclaimer on not relying on content of external websites - Jack]

On a purchase the cost and type of searches required vary from district to district. Please telephone us for a full breakdown. As a guide the total costs of most searches is between £300 and £500 including VAT.

At the start of the conveyancing process we will use an electronic identity verification service, the cost of which is included within the cost of the searches quoted above. On a sale, the cost is less than £6 plus vat per name.

We do not charge any extra for processing a stamp duty return, for acting for your mortgage company, for dealing with unregistered land, or for dealing with leasehold property. All these are basic components of the conveyancing process which any competent conveyancer should be capable of doing without additional charge.

We do not charge or pay referral fees or accept any incentives or commissions from any provider.

We do not charge any extra for arranging any indemnity insurance that may be found necessary during the course of a transaction (but the cost of the premium plus IPT of any such policy does not form part of our fee).

Our fees do not include tax advice or unusual or unforeseen circumstances which arise, however we will discuss any such eventuality which arises with you before you incur any additional fees in that regard.

The table below sets out our standard conveyancing fees, not including disbursements referred to within this guidance:

PRICE/ VALUE OF TRANSACTION	QUOTE	VAT	TOTAL
Up to £200,000	£850.00	£170	£1020

£200,000- £250,000	£1,000.00	£200	£1200
£250,000 to £299,000	£1,200.00	£240	£1440
£300,000 to £399,000	£1,300.00	£260	£1560
£400,000 to £499,000	£1,500.00	£300	£1800
£500,000 to £599,000	£1,750.00	£350	£2100
£600,000 to £699,000	£2,000.00	£400	£2400
£700,000 to £799,000	£2,100.00	£420	£2520
£800,000 to £899,000	£2,250.00	£450	£2700
£900,000 to £999,000	£2,500.00	£500	£3000
£1,000,000 to £1,500,000	£3,000.00	£600	£3600

For transactions above £1,500,000 please contact us for a bespoke quotation.

We charge £25 plus VAT for making a bank transfer on your behalf (eg redeeming your mortgage on a sale or transferring your purchase monies on a completion of a purchase).