

## Residential Conveyancing Legal Fees Price Guide

Every legal transaction is unique, however in general our current fees fall within the following ranges with property values range of £0 - £1,000,000 (prices correct as at 2<sup>nd</sup> January 2024):

Sale of Freehold Property: £975 – £1,625 plus VAT  
Sale of Leasehold Property: £1,075 – £1,725 plus VAT  
Purchase of Freehold Property: £1,025 – £1,750 plus VAT  
Purchase of Leasehold Property: £1,125 – £1,800 plus VAT  
Remortgage of Freehold Property: £625 plus VAT  
Remortgage of Leasehold Property: £725 plus VAT  
Transfer of Equity (no existing Mortgage)/Assent: £650 plus VAT  
Transfer of Equity subject to existing Mortgage of Freehold Property: £825 plus VAT  
Transfer of Equity subject to existing Mortgage of Leasehold Property: £875 plus VAT  
Remortgage and Transfer of Equity of Freehold Property: £775 plus VAT  
Remortgage and Transfer of Equity of Leasehold Property: £825 plus VAT  
Purchase of Freehold: £600 plus VAT  
Lease Extension: £600 plus VAT  
Equity Release: £900 plus VAT

### Additional Fees

Purchase of New Build Property: As above plus £600 plus VAT  
Help to Buy Mortgage: As above plus £600 plus VAT  
Help to Buy ISA: £50 per ISA plus VAT  
Gifted deposits from family/friends £50 plus VAT per Donor  
Bank transferring fees eg purchase price to Seller's Solicitors, mortgage redemption to Lender and Net Sale Proceeds to nominated bank account(s) £30 plus VAT each payment

### Additional fees that will not be included within the fee estimate but may be payable:

If you are purchasing a Leasehold property you may have to pay fees to the Landlord/Management Company such as the following

Deed of Covenant fee – £0.00 to £500.00  
Notice of Transfer and Charge – £0.00 to £500.00  
Certificate of Compliance £0.00 to £350.00  
Share Certificate fee – £0.00 to £300.00

You may also have to pay an apportionment of service charge and ground rent on completion if these fees have been paid up to date by the Seller.

### Purchase of Freehold and Lease Extension

As well as the premium for the Freehold and Lease Extensions you may have to pay the freeholders legal fees and surveyors fees which could be in the region of £500.00 to £2000.00.

### Sale of Leasehold Property

You may have to pay fees to the Managing Agent/Landlord for them to provide a sales pack which will confirm their requirements for you to sell the property, which could be in the region of £100.00 to £500.00.

For a price for your circumstances please contact us and we will provide you with a detailed estimate.

*Please note, prices shown above exclude disbursements (see below for further information/worked examples) and VAT is currently charged at 20%.*

## PURCHASES

### Purchase of a Freehold Residential Property - Example

Our fees cover all of the work required to complete the purchase of:-

- a freehold residential house you are buying to live in
- in the Manchester area
- in your sole name (not a company)
- assuming you are you are a UK resident and **not** a first-time buyer
- with a purchase price of £200,000
- with the aid of a mortgage
- assuming this will be your only property owned anywhere in the world
- that you bring your original identification documents into reception for certifying

including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax.

<b><u>Legal fees*</u></b>	<b>Fee excluding VAT</b>	<b>VAT</b>
Our professional charges for conveyancing (including Compliance checks)	£1,025.00	£205.00
Our professional charges for transferring funds	£30.00	£6.00
Our professional charges for interacting with Lender Platform	£35.00	£7.00
Our professional charges for submitting Stamp Duty Return	£00.00	£00.00
<b><u>Expenses</u></b> (paid to 3 <sup>rd</sup> parties & vatable)	<b>Fee excluding VAT</b>	<b>VAT</b>
Local Search fee (Pali)	£74.58	£14.92
Drainage & Water Search fee (Pali)	£36.67	£7.33
Environmental Search fee (FCI)	£59.00	£11.80
Verification of ID/Money Laundering Compliance (Smart Search)	£2.79	.56 (per person)
Land Registry Search Fees	£3.00	£00.60
Land Registry Bankruptcy Search fees	£2.00	£00.40 (per person)

<b><u>Disbursements</u></b> (paid to 3 <sup>rd</sup> parties & not vatable)	<b>Fee</b>	<b>VAT</b>
Chancel Indemnity fee (CLS)	£20.00	£00.00
Land Registration fee (if already registered at Land Registry)	£100.00	£00.00
HM Revenue & Customs Stamp Duty Land Tax	£00.00	£00.00

**Estimated total including VAT:** **£1,641.65**

If you are unable to come into the office with your original identification documents, we can undertake an electronic ID check with facial recognition. You will need to have a smartphone with a camera. Such searches cost £9.30 + VAT of £1.86 per person. The same applies to any Donor of a Gift. We have to check not only your identity but theirs too together with where they are getting the money from to gift to you. We will let you know if any additional property searches are required eg coal mining or whether your Lender will not accept personal search results. These may cost more than those given in this example.

## Purchase of an Apartment/Flat (Leasehold Residential Property) - Example

Our fees cover all of the work required to complete the purchase of:-

- a leasehold residential apartment/flat you are buying to live in
- in the Manchester area
- in your sole name (not a company)
- assuming you are you are a UK resident and **not** a first-time buyer
- with a purchase price of £200,000
- with the aid of a mortgage
- assuming this will be your only property owned anywhere in the world
- that you bring your original identification documents into reception for certifying

including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax.

### **Legal fees\***

	<b>Fee excluding VAT</b>	<b>VAT</b>
Our professional charges for conveyancing (including Compliance checks)	£1,125.00	£225.00
Our professional charges for transferring funds	£30.00	£6.00
Our professional charges for interacting with Lender Platform	£35.00	£7.00
Our professional charges for submitting Stamp Duty Return	£00.00	£00.00

### **Expenses** (paid to 3<sup>rd</sup> parties & vatable)

	<b>Fee excluding VAT</b>	<b>VAT</b>
Local Search fee (Pali)	£74.58	£14.92
Drainage & Water Search fee (Pali)	£36.67	£7.33
Environmental Search fee (FCI)	£59.00	£11.80
Verification of ID/Money Laundering Compliance (Smart Search)	£2.79	.56 (per person)
Land Registry Search Fees	£3.00	£00.60
Land Registry Bankruptcy Search fees	£2.00	£00.40 (per person)

### **Disbursements** (paid to 3<sup>rd</sup> parties & not vatable)

	<b>Fee</b>	<b>VAT</b>
Chancel Indemnity fee (CLS)	£20.00	£00.00
Land Registration fee (if already registered at Land Registry)	£100.00	£00.00
HM Revenue & Customs Stamp Duty Land Tax	£00.00	£00.00

### **Estimated total:**

**£1,761.65**

If you are unable to come into the office with your original identification documents, we can undertake an electronic ID check with facial recognition. You will need to have a smartphone with a camera. Such searches cost £9.30 + VAT of £1.86 per person. The same applies to any Donor of a Gift. We have to check not only your identity but theirs too together with where they are getting the money from to gift to you. We will let you know if any additional property searches are required eg coal mining or whether your Lender will not accept personal search results. These may cost more than those given in this example.

There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- Deed of Covenant fee – £0.00 to £500.00
- Notice of Transfer and Charge – £0.00 to £500.00
- Certificate of Compliance £0.00 to £350.00
- Share Certificate fee – £0.00 to £300.00

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

\* Our legal fees are based on the assumptions that:

- a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction,
- b. this is the assignment of an existing lease and is not the grant of a new lease,
- c. the transaction is concluded in a timely manner and no unforeseen complication arises,
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation,
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Other factors which can affect our legal fees\* and the length of the transaction are:

- new builds
- funding the purchase by way of a gift from a friend or family member
- first registration of title at the Land Registry
- whether a mortgage or not, or Islamic mortgage
- whether primary residence, buy to let or second/holiday home
- multiple owners
- shared ownership scheme
- using a help to buy scheme, and whether it is an equity loan or ISA
- purchase under right to buy
- purchase at auction
- property is a repossession and sale is by the Lender
- if the legal title is defective
- if building regulations or planning permission has not been obtained
- if crucial documents, we have requested, have not been provided

We calculate our fees on your purchase price. Our fees do not differ if you are buying with a mortgage or in joint names (we will also take your instructions on whether you wish to own as joint tenants or tenants in common and the implications of your choice and whether you wish to record differing contributions by each buyer by way of a Declaration of Trust (charged for separately from £250 + VAT of £50 totalling £300 depending on complexity) or whether you are a first-time buyer or whether you will own more than one property after completion of your purchase but these scenarios can affect the amount of the disbursements. As there is additional time spent in carrying out checks on identities, sanctions, proof and source of funds and wealth where you are obtaining a gift from a family member our professional charges will be increased by £50 + VAT of £10 in respect of each donor. We have to undertake bankruptcy searches against each donor at a cost of £2.40 per person. ID checks are £3.35 per donor or £11.16 per donor if we have to undertake a facial recognition search in circumstances where donors are unable to attend the office with their original identification documents. Also, when we have to apply for ISA/LISA funds our professional charges will be increased by £50 + VAT of £10 for each ISA/LISA. Therefore, you will need to contact us to obtain our charges if your purchase price is not £200,000 or there is any variation to the above assumptions. You can do this by emailing via our website enquiry form which asks simple questions and Clare will phone you with the estimate or you can email direct on [clarebaker@hargreavesgilman.com](mailto:clarebaker@hargreavesgilman.com) and [solicitors@hargreavesgilman.com](mailto:solicitors@hargreavesgilman.com).

We download information and undertake searches about registered properties at the Land Registry as we hold an account with them. The same applies with the Search Providers.

We ask for an initial payment at the outset of £375, via a debit card payment, to cover the search fees we pay to the Search Providers. We will charge a proportion of our fees if the transaction fails for any reason which will depend upon the stage of the transaction reached at the time the matter aborts. Once we have requested the searches from our Search Provider, we will reimburse ourselves from your £375 so please take this as our notification that this will be done. Your upfront payment will be shown as a credit on the Completion Statement and will go towards the costs of the transaction.

You can calculate the amount of stamp duty you will need to pay (which depends on the purchase price of your property) by using [HMRC's website](#) or if the property is located in Wales by using [Calculate Land Transaction Tax | GOV.WALES](#). The land registration fee also depends on the value of the property [Land Registration fees](#) (Scale 1) and we submit applications electronically via the Land Registry portal.

## **SALES**

### **Sale of a Freehold Residential Property - Example**

Our fees cover all of the work required to complete the sale of:-

- a freehold residential house
- in the Manchester area
- with a sale price of £200,000
- with redemption of a mortgage
- where you bring your original identification documents into the office for certifying

<b><u>Legal fees*</u></b>	<b>Fee excluding VAT</b>	<b>VAT</b>
Our professional charges	£975.00	£195.00
Our professional charges for transferring funds to Lender	£30.00	£6.00
Our professional charges for transferring net proceeds to you	£30.00	£6.00
Legal fees for us to act in redemption of your mortgage	£00.00	£00.00
<b><u>Expenses</u></b> (paid to 3 <sup>rd</sup> parties & vatable)	<b>Fee excluding VAT</b>	<b>VAT</b>
Verification of ID/Money Laundering Compliance (Smart search)	£2.79	.56p (per person)
HM Land Registry Search Fees	£6.00	£1.20
<b>Estimated total:</b>		<b><u>£1,252.55</u></b>

### **Sale of an Apartment/Flat (Leasehold Residential Property) - Example**

Our fees cover all of the work required to complete the sale of:-

- a leasehold residential apartment/flat
- in England
- with a sale price of £200,000
- without the redemption of a mortgage
- where you bring your original identification documents into the office for certifying

<b><u>Legal fees*</u></b>	<b>Fee excluding VAT</b>	<b>VAT</b>
Our professional charges	£1,075.00	£215.00
Our professional charges for transferring net proceeds to you	£30.00	£6.00
<b><u>Expenses</u></b> (paid to 3 <sup>rd</sup> parties & vatable)	<b>Fee excluding VAT</b>	<b>VAT</b>
Verification of ID/Money Laundering Compliance (Smart search)	£2.82	.56 (per person)
HM Land Registry Search Fee	£6.00	£1.20
<b>Estimated total:</b>		<b><u>£1,336.58</u></b>

There will usually be additional disbursements to obtain a Pack from the Management Company which typically includes the Financial Accounts and the Buildings Insurance Policy. Their charges are usually in the region of £100 to £500. We would prefer you to order this Pack and pay for it direct for it to be passed to us. If you do not have a copy of the registered lease, then we can download one from the Land Registry's website and typically the cost is £7.20. Sometimes, we also need to see the freehold title, and these cost a further £7.20. We download information about registered properties at the Land Registry as we hold an account with them. We only charge you what they and any Management Company charge us plus VAT where applicable.

We calculate our fees on your sale price. It does not differ if you are redeeming a mortgage (other than the bank transferring fee of £30 plus VAT of £6 totalling £36), or the property is held in joint names but can affect the amount of the expenses. Therefore, you will need to contact us to obtain our charges if your sale price is not £200,000 or there are any differences to the above assumptions. You can do this by emailing via our website enquiry form which asks simple questions and then Clare will phone you with the estimate or you can email direct with the details to [clarebaker@hargreavesgilman.com](mailto:clarebaker@hargreavesgilman.com) and [solicitors@hargreavesgilman.com](mailto:solicitors@hargreavesgilman.com).

We request £50 from you at the outset whether it is a sale of a leasehold or freehold flat to cover such searches. If the sale to a potential buyer falls through and/or you decide to withdraw the property from the market, we do make a partial charge depending on the stage the transaction has reached. Usually, we can use the same contract when a new buyer is found. We will charge for the title information we have downloaded from the land registry website from your £50 - this is the notification that we will do so. Your upfront payment will be shown as a credit on the Completion Statement and will go towards the costs of the transaction.

### **How long will my transaction take and what are the usual stages involved in my transaction?**

Please see Timescales on our website.

We also undertake **Transfer of Equity** work where a property is being transferred from one to more owners or from one co-owner to another subject to the existing mortgage and our fees are typically £825 + VAT = £990 + the Land Registry fee based on the value of debt transferred. If the recipient co-owner is paying for a larger share from one of the others and is obtaining a new mortgage our fees are £875 + VAT = £1,050 + the Land Registry fee. There may also be stamp duty implications so you will need to contact us for an Estimate tailored to your circumstances.

**Gifts and Assents** between parties where there is no mortgage are typically charged at £650 + VAT = £780 + the [Land Registration fees](#) (scale 2 electronically submitted) based on the current open market value of the property being transferred.

In these circumstances we can only act for connected parties where there is no conflict of interest existing between you; if one subsequently arises then we can no longer act for one or possibly all parties and our fees and disbursements incurred to the date the conflict arises will be charged. Where independent legal advice must be sought, we will tell you at the outset.

We will also be happy to act for you in your **Remortgage** where you are obtaining a new mortgage via a new Lender and redeeming your current mortgage. Our fees are typically £625 + VAT = £750 (for freehold titles) and £725 + VAT = £870 (for leasehold flats) + Searches (or an indemnity policy) if required by your new Lender (see above under purchase) + [Land Registration fees](#) (scale 2 electronically submitted).

These fees include our professional charges of £35 + VAT totalling £42 to cover our time in using the portals the Lenders require us to use to communicate with them as we also act for them when a new mortgage is involved.

Please note that we bank with Barclays. This is relevant for your £85,000 protection limit via the FSCS. We are members of the Law Society's Conveyancing Quality Scheme [CQS client charter](#) - [The Law Society](#) and we are on most Lender panels.

Rest assured that whatever transaction you ask us to take care of on your behalf we will look after you.

**Please be aware of cybercrime. We do not provide or receive bank account details via email as email is not a secure form of communication. If you are in any doubt that a communication claiming to be from us is not genuine, please contact us immediately. Always telephone the office on 0161 443 1711 before transferring funds to our client account. Our staff can confirm the details you read out to them. You provide your bank account details at the outset on the Client & Lender Instruction form we provide, and we**

**will check with you before transferring funds to your nominated account.**

If we send you a cheque, please ensure that it is banked within one month otherwise it may be donated to charity without further notification to you.

Please do not hesitate to telephone us on 0161 443 1711 or email us on [solicitors@hargreavesgilman.com](mailto:solicitors@hargreavesgilman.com) or complete the simple enquiry form on this website.

## **The Conveyancing Team**

### **Solicitor**

Faye Louise Scragg was admitted as a Solicitor on 2<sup>nd</sup> March 2023 with residential property experience since 28<sup>th</sup> May 2006. Head of Conveyancing/Supervisor

### **Non Solicitor Fee Earner - Sales**

Margaret (Dusty) Blackburn with residential property experience since January 1997.

It is rare for residential conveyancing to be charged on an hourly rate basis, but if this was the case, we would let you know.

## **Support Staff**

Compliance Officer:	Dusty Blackburn
Secretaries/Assistants:	Gwyn Hughes Lynne Wild
Conveyancing & Probate New Business Manager:	Clare Baker
Cashier:	Helen Walford
Receptionists:	Christine Dyson Renee Platt