KEOGH CAISLEY

SOLICITORS & NOTARIES

Residential Conveyancing Costs and Disbursements

(Costs and Disbursements are subject to VAT)

Our Residential Conveyancing is carried out by qualified Solicitors and Legal Executives, assisted by a support team to ensure all transactions go as smoothly as possible. The average, straightforward conveyancing transaction can take between six to ten weeks to process, subject to any specific issues arising during the transaction.

Please see the below tables for the average fixed costs on the basis of a straightforward transaction (see page 2 for a non-exhaustive list of matters that means the matter is not straightforward).

Fees and Disbursements shown do not include VAT @ 20%.

SALE

Property Value	Freehold	Leasehold Flat or Freehold Newbuild*
£0-£250,000	£1,200 – £1,400	£1,500 - £1,700
£250,001 - £500,000	£1,300 - £1,500	£1,600 - £1,850
£500,001 - £750,000	£1,400 - £1,650	£1,750 - £1,950
£750,0001 - £1,000,000	£1,600 - £1,850	£1,850 - £2,200
£1,000,000 - £2,000,000	£1,800 - £2,500	£2,100 - £2,850
£2,000,000 +	Please Enquire Directly	

*Please enquire directly if the property is a leasehold newbuild or for leasehold work which involves:

(a) the Help to Buy Equity Loan Scheme; or

(b) application of the Building Safety Act 2022, by virtue of the building being more than 11 metres tall or 5 storeys high;

The standard services included in the above costs of a sale transaction are:

- Carrying out ID and Anti Money Laundering checks on clients;
- Obtaining up to date Official Copies of the Property Register from Land Registry, or preparing an Epitome of Title if the Property is unregistered;
- Preparing Contract Bundle for submission to Buyer's Solicitor;
- Dealing with Managing Agent in relation to Leasehold properties;
- Dealing with enquiries from the Buyer's solicitor;
- Effecting Exchange of Contracts and Completion;
- Obtaining up to date redemption figure from Lender and arrange settlement following Completion.
- Accounting to client in relation to progress of matter and as to funds held on their behalf

Additional costs

Disbursements are costs charged by third parties and are necessarily incurred to progress your transaction. Disbursements can change depending on the specifics of a transaction. Generally, a sale of property will include:

- ID and Anti Money Laundering checks — £6 per person
- Official copies of the title documentation from Land Registry — £30 or under
- Bank transfer fee per transfer — £30
- Management pack from the landlord (if it a leasehold) — range from £200 to £500
- Indemnity insurance (if required to correct a defect) — £ Various

PURCHASE

Property Value	Freehold	Leasehold Flat or Freehold Newbuild*
£0-£250,000	£1,400 - £1,500	£1,750 - £1,900
£250,001 - £500,000	£1,450 – £1,600	£1,800 - £2,100
£500,001 - £750,000	£1,500 - £1,750	£2,050 - £2,350
£750,0001 - £1,000,000	£1,700 - £1,950	£2,300 - £2,750
£1,000,000 - £2,000,000	£1,900 - £2,750	£2,600 - £3,250
£2,000,000 +	Please Enquire Directly	

*Please enquire directly if the property is a leasehold newbuild or for leasehold work which involves:

(a) the Help to Buy Equity Loan Scheme; or

(b) application of the Building Safety Act 2022, by virtue of the building being more than 11 metres tall or 5 storeys high;

The standard services included in the above costs of a purchase transaction are:

- Carrying out ID and Anti Money Laundering checks on clients;
- Representing Mortgage Lender and dealing with their requirements throughout transaction;
- Reviewing and approving Contract, carrying out Local Authority and Land Registry pre-completion searches against the Property, and raising enquiries with the Seller's solicitor, as required;
- Preparing Transfer and other relevant documents;
- Accepting Mortgage Funds from Lender in readiness for Completion;
- Effecting Exchange of Contracts and Completion;
- Settling Stamp Duty Land Tax due to HMRC following Completion;
- Lodging Application to HM Land Registry to update the Official Register with new owner details and to register any new Charge against the Property;
- Accounting to client in relation to progress of matter and as to funds held on their behalf

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Additional costs

Disbursements can change depending on the specifics of a transaction. Generally, a purchase of property will include;

• ID and Anti Money Laundering checks	£6 per person
• Search fees	£400 approximately
• Bank transfer fee per transfer	£30
• HM Land Registry fee	see [Land Registry's fees] for details.
• Stamp Duty Land Tax	see the [Government's SDLT Calculator] for details
• Miscellaneous disbursements	£20-£30

By way of a non-exhaustive list, our fee estimates for both sales and purchases may be affected if the transaction:

- Is a Leasehold flat situated in a building of more than five storeys or more than 11 metres high
- Is a Newbuild property
- Involves unregistered land
- Is a sale of a listed building
- Includes private drainage
- Is urgent i.e., exchange or completion is targeted for less than 28 days from us receiving either your instructions on a sale or the contract pack from the other side on a purchase.
- Includes multiple titles
- Concerns a tenanted or otherwise occupied property
- Requires us to correct a defect in the legal title, other issues with the title or otherwise satisfy a mortgagor's requirements
- Involves agricultural land
- Does not complete on the contractual completion date or there is another breach of the sale agreement
- Requires consent from a third party
- Involves particularly complex title documents

For specific costs information about Lease Extensions, Re-mortgages or Transfers of Property/Equity, please contact us directly