

ADDITIONAL LEGAL SERVICES

Our Fixed Fee quoted on our statement of fees covers all conventional work associated with the conveyance of a freehold property. If the property is leasehold (i.e. a flat, apartment or maisonette), we reserve the right to charge a standard leasehold supplement of £250 plus VAT.

If the property is a Housing Association "shared ownership" property, we reserve the right to charge a standard shared ownership supplement of £350 plus VAT. If other legal documents or additional legal services are required, we will discuss these with you and if we agree to do this work for you our fees will be as follows:

Dealing with:	Fee £	VAT	Total
Power of Attorney to buy and sell property	£195.00	£39.00	£234.00
Deed of Covenant	£100.00	£20.00	£120.00
Deed of Trust	£200.00	£40.00	£240.00
Transfer of Equity	£200.00	£40.00	£240.00
Removal of registered Caution, Restriction or Notice	£125.00	£25.00	£150.00
Assured Shorthold Tenancy Agreement	£150.00	£30.00	£180.00
Transfer of business loan / overdraft / legal aid charge / other loan	£190.00	£38.00	£228.00
Help to Buy ISA	£50.00	£10.00	£60.00
Help to Buy Equity Loan (Purchase)	£250.00	£50.00	£300.00
Drafting additional Contracts for contract races on a sale	£250.00	£50.00	£300.00
Surrender and Grant of a New Lease	£500.00	£100.00	£600.00
Documentation to secure Bridging Finance	£150.00	£30.00	£180.00
Identification of individuals outside the UK or where ID documents are issued outside of the UK	£75.00	£15.00	£90.00
Statutory Declaration or Statement of Truth	Up to £145.00 plus VAT		
Dealing with Unregistered Land	£150.00	£30.00	£180.00
Voluntary First Registration for a sale	£150.00	£30.00	£180.00
Registration of Absent Owners Restriction	£30.00	£6.00	£36.00
Electronic transmission of money outside the UK	£100.00	£20.00	£120.00
Purchase of the freehold reversion for a leasehold property	£295.00	£59.00	£354.00
Third Party Lawyers	Up to £190.00 plus VAT		
Contract package for auction sale	50% of Fixed Fee plus VAT		
Contract package prior to auction purchase	50% of Fixed Fee plus VAT		
Title Repair/Title Indemnity Policy	£75.00	£15.00	£90.00
Solar Panel Lease	£150.00	£30.00	£180.00
Freehold Management Company	£165.00	£33.00	£198.00
Deed of Postponement	£75.00	£15.00	£90.00
Deed of Variation	Up to £400.00 plus VAT		
Electronic Submission of Land Registration application	£20.00	£4.00	£24.00
Property without vacant possession	£250.00	£50.00	£300.00
Third party gift (per gift)	£100.00	£20.00	£120.00
Rectification of Title	£295.00	£59.00	£354.00
Lifetime ISA	£100.00	£20.00	£120.00
Appointing an additional Trustee fee	£50.00	£10.00	£60.00
Cheques Returned Unpaid fee	£35.00	£7.00	£42.00
Cheques to a Third Party fee	£35.00	£7.00	£42.00
Deed of Grant Approval fee	£150.00	£30.00	£180.00
Evidence of debt removal fee	£35.00	£7.00	£42.00
Houses in Multiple Occupation fee	£200.00	£40.00	£240.00
Housing Association fee	£150.00	£30.00	£180.00
Key Undertaking fee	£75.00	£15.00	£90.00
Licence to Assign fee	£150.00	£30.00	£180.00
Merger of Titles fee	£100.00	£20.00	£120.00
Private Mortgage fee	£150.00	£30.00	£180.00
Retention administration fee	£100.00	£20.00	£120.00
Share Transfer fee	£50.00	£10.00	£60.00
Staircasing fee	£150.00	£30.00	£180.00
Stamp Duty Land tax (SDLT) Staircasing fee	£150.00	£30.00	£180.00
Subject Access Request fee	£10.00	£2.00	£12.00
Transfer of Part fee	£345.00	£69.00	£414.00
Sharia Mortgage fee	£300.00	£60.00	£360.00
Examples of the most common locality searches :			
Coal Mining Search	£41.75	£8.35	£50.10
Tin Search	£58.00	£11.60	£69.60
Clay Search	£58.00	£11.60	£69.60
Limestone Search	£58.00	£11.60	£69.60
Bath Stone Search	£58.00	£11.60	£69.60