

## RESIDENTIAL CONVEYANCING COSTS

The purchase or sale of a new home can be a daunting experience as such our team at Bendles is there to make the process as simple and straightforward as possible.

We offer a range of fixed fee options for the sale or purchase of residential properties, both freehold and leasehold.

For a quote to include all of your charges please contact our team today on 01228 522215. Our team is headed by the Head of Conveyancing and includes [Jude Keir](#) and [Hayley Wall](#). The team is very experienced in all types of residential transactions including auction properties and re-mortgages.

**Our standard fees for residential matters are:**

Property Price Band	Sale Fees	Purchase Fees
0 – 125,000	£375.00	£420.00
125,001 – 200,000	£425.00	£470.00
200,000 – 250,000	£550.00	£620.00
250,001 – 300,000	£650.00	£700.00
300,001 – 350,000	£700.00	£750.00
350,001 – 400,000	£750.00	£800.00
400,001 – 450,000	£800.00	£850.00
450,001 – 500,000	£850.00	£900.00
500,001 – 600,000	£900.00	£950.00
600,001 – 700,000	£950.00	£1,000.00
700,001 – 850,000	£1,000.00	£1,200.00
850,001 – 1,000,000	£1,200.00	£1,300.00

Certain transactions may be subject to extra charges these include:

	Matrimonial Transfers
Value under £125,000	£380.00
Value over £125,000	£455.00
	Add £50 for Re-Mortgage

	Re-Mortgage Fees
Value under £125,000	£360.00
Value over £125,000	£410.00

<b>Right to Buy</b>	£350
<b>Leasehold/New Build</b>	Add £125
<b>Housing Association</b>	Add £175
<b>Help to Buy ISA</b>	Add £50
<b>Help to Buy Mortgage</b>	Add £100
<b>LMS</b>	Include £10 + VAT as disbursement

All prices are subject to VAT at the current rate.

## Disbursements

In conveyancing matters you will be asked to pay for disbursements. These are costs payable to third parties such as the Stamp Duty Office or the Land Registry. We will liaise with all the third parties to ensure that the transaction completes as quickly and smoothly for you as possible.

The disbursements will be outlined at the beginning of your matter however some may be requested at a later stage, such as by your mortgage provider. Disbursements differ depending on whether your matter is a sale, purchase or both. Disbursements could include:

Disbursement	Fees
Land Registry Fees of official copies	£6.00
Electronic money transfer fee	£30.00 + VAT
Search fees (depending on location)	£180.00
Bankruptcy search fee	£2.00 per person
Land Registry priority search fee	£3.00
HM Land Registry Fee	<a href="#">Dependant on value – Check HM Land Registry</a>
Stamp Duty or Land Tax (only applicable on purchase)	<a href="#">Purchase price dependent and circumstances</a>

## Timescales

The timescale for the completion of your matter can be subject to a number of different factors such as your transaction being in a chain, the speed of estate agents and other solicitors, complexity or search result delays. However, the average process usually takes between 6 – 12 weeks from us receiving the contract paperwork to completion.

In relation to leasehold matters, which include a lease extension, these matters can take longer due to the complexity. However, these matters usually complete between 8 – 20 weeks.

## Key Stages

### Offer Accepted:

Sale	Purchase
Appointment of us as solicitors.	Appointment of us as solicitors.
We will prepare the sale contract pack and send to the buyer's solicitors.	You will be required to provide us with ID and money on account for searches.

### Steps to and including Exchange:

Sale	Purchase
The buyer's solicitor may raise enquiries and we will action these with you.	Any mortgage offer received and checked by us.
Sale contract signed by you.	Purchase contract signed by you.
Exchange contracts and deposit received	Search results received, and any problems addressed.
Completion date agreed	Send deposit to Seller's solicitors and agree completion date

## Steps up to and including Completion:

Sale	Purchase
Transfer deed signed	Transfer and any mortgage deed signed
Completion	Completion statement prepared by us
Redemption of mortgage	Draw down on mortgage funds
Estate agent fees and legal fees paid	Completion
You will receive the balance of the funds	Purchase price, legal fees and Stamp Duty all paid
Any paper deeds held for the property sent to the buyer's solicitors.	Land registry documentation for registration sent to the land registry

Some matters are not included in our fees these include:

- Financial advice;
- Valuations;
- Inheritance and probate advice (contact the private client department);
- Tax advice;
- Advice or preparation of a Declaration of Trust (contact the private client department).

Where these excluded services fall within our expertise, we can provide you with an estimate of our charges for these services. Please contact the private client team on 01228 522215 if you wish to discuss these services in more detail.