Lifetime SOLICITORS

Unit 3, Southview Business Centre
Tinwell Road, Stamford, PE9 2JL
T: 0333 241 7675
E: info@lifetimesolicitors.co.uk
www.lifetimesolicitors.co.uk

Conveyancing Costs

HOUSE VALUE	SALE/ PURCHASE FROM	INC VAT
£0 - £200,000.00	895.00	1,074.00
£200,000.01 - £400,000.00	955.00	1,194.00
£400,000.01 - £600,000.00	1,095.00	1,314.00
£600,000.01 - £800,000.00	1,250.00	1,500.00
£800,000.01 - £1,000,000.00	1,600.00	1,920.00
£1,000,000.01- £1,500,000.00	2,350.00	2,820.00
£1,500,000.01- £2,000,000.00	2,950.00	3,540.00
£2,000,000.01- £3,000,000.00	3,550.00	4,260.00

HOUSE VALUE	RE-MORTGAGE FROM	INC VAT
£0 - £800,000.00	425.00	510.00
£800,000.01- £1,200,000.00	500.00	600.00
£1,200,000.01- £2,000,000.00	600.00	720.00
£2,000,000.01- £3,000,000.00	700.00	840.00

HOUSE VALUE	TRANSFER OF EQUITY FROM	INC VAT
£0 - £800,000.00	500.00	600.00
£800,000.01- £1,200,000.00	650.00	780.00
£1,200,000.01- £2,000,000.00	950.00	1,140.00
£2,000,000.01- £3,000,000.00	1,100.00	1,320.00

HOUSE VALUE	RE-MORTGAGE & TRANSFER OF EQUITY FROM	INC VAT
£0 - £800,000.00	675.00	810.00
£800,000.01- £1,200,000.00	725.00	870.00
£1,200,000.01- £2,000,000.00	950.00	1,140.00
£2,000,000.01- £3,000,000.00	1,100.00	1,320.00

Conveyancing Costs

TRANSACTION	FEE FROM	INC VAT
Private Charge	Time Spent	
Lifetime Mortgage/ Equity Release	680.00	816.00
First Registration	400.00	480.00
Lease Variation	1,200.00	1,440.00
Lease Extension	1,200.00	1,400.00
New Lease	Time Spent	

OTHER FEES CHARGED (IF APPLICABLE)	FEE FROM	INC VAT
Starter Pack ID Check & AML (per Client)	25.00	30.00
Mortgage	190.00	228.00
Deed of Postponement (HTB when Remortgage)	150.00	180.00
Leasehold	425.00	510.00
Freehold Management Company	150.00	180.00
Declaration of trust (when part of a purchase)	180.00	216.00
Discharge of additional Charge	80.00	96.00
Discharge of Help to Buy Charge	200.00	240.00
Transfer of Part	150.00	180.00
New Build	250.00	300.00
Unregistered Title	150.00	180.00
Help to Buy ISA OR Lifetime ISA	50.00	60.00
Help to Buy Charge	190.00	228.00
Shared Ownership	150.00	180.00
Administering Gifted Deposit from third party	80.00	96.00
Building Safety Act Investigation Fee	500.00	600.00
Prepare Statutory Declaration	POA	
Expedited transaction Fee*	POA	

*If we receive a request to deal with any transaction outside of our average timescales, this will be considered an expedited transaction.

Conveyancing Costs

The below list of disbursements may differ as they are third party payments. We will endeavour to keep these prices up to date as our suppliers in turn up date us.

DISBURSEMENTS (PURCHASE)	FEE FROM	INC VAT
Regulated Local Authority Search	85.83	103.00
Drainage & Water Search (CON29DW)[price changes on area searched]	86.92	104.31
Groundsure Avista (environmental, planning, energy etc)	116.00	139.20
Search Plan	3.25	3.90
OS Priority Search	7.00	8.40
Bankruptcy Search	7.50	9.00
Stamp Duty Submission	5.00	6.00
AP1 Submission	5.00	6.00
Land Registration Fee	*	
Stamp Duty	**	
Service admin Providers Fee	7.50	9.00

*LAND REGISTRATION FEES:

The land registry fee per transaction will also vary according to price and according to eth type of transaction that is being dealt with. Please refer to eth following link for an estimate of the fee to be paid https://www.gov.uk/guidance/hm-land-registry-registration-services-fees

**STAMP DUTY LAND TAX:

Stamp duty land tax can vary considerably between one transaction and another. It is calculated on property price, on whether the property is your main residence whether freehold or leasehold, or whether you are claiming any relief. It is for reason, we suggest you use the governments stamp duty calculator to calculate the stamp duty you are due to pay, the link is as follow: https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

DISBURSEMENTS (SALE)	FEE FROM	INC VAT
Electronically registered	25.00	30.00
Mortgage	190.00	228.00
Deed of Postponement (HTB when Remortgage)	150.00	180.00
Leasehold	350.00	420.00
Freehold Management Company	150.00	180.00
Declaration of trust (when part of a purchase)	180.00	216.00
Discharge of additional Charge	80.00	96.00
Discharge of Help to Buy Charge	200.00	240.00
Transfer of Part	150.00	180.00
New Build	250.00	300.00

DISBURSEMENTS (TRANSFER OF EQUITY / RE-MORTGAGE)		INC VAT
Disbursements for Transfers or Equity or Re-mortgages or both are a combination of the disbursements listed in the Sale and Purchase Disbursements above. In many cases, the lenders do not require new searches but instead will require an Indemnity Policy for the lack of these.		

Commercial or Agricultural Conveyancing:
Is charged on a time spent basis. Please contact the office for a quote.