

We aim to keep our conveyancing fees competitive, transparent and on a fixed fee basis and will provide an individual cost quote.

On occasion, unforeseen circumstances may arise which could involve additional work to be undertaken. In these circumstances we will discuss any additional or change of fees with you.

## Our Fees

On average our fees for the following transactions range from:

**Freehold Residential Purchase**  
**£575.00 to £1,250.00**

**Leasehold Residential Purchase**  
**£725.00 to £1,500.00**

**VAT is applicable to these fees**

## **Additional costs and disbursements not included in the fixed fee**

Client ID fee (per person) from	£10.00 plus VAT
Telegraphic transfer fee (per transfer) from	£30.00 plus VAT
Arranging indemnity insurance policy (per policy) from	£50.00 plus VAT
Shared ownership Fee from	£250 plus VAT
Help to Buy Scheme Loan from	£150 plus VAT
Help to Buy/First time Buyer cash ISA/LISA from	£50.00 plus VAT
Gifted deposit	£50.00 plus VAT

## **Our fee assumes that:**

- It is a standard transaction and no unforeseen matters arise
- Leasehold properties – an assignment of an existing lease and not the grant of a new lease
- Your lender instructs us to complete registration of the mortgage of your property
- The transaction is concluded in a timely manner and no unforeseen complications arise
- All parties involved in the transaction are cooperative and provide documentation required in a timely manner
- There are no indemnity policies required (additional disbursements may apply if indemnity policies are required)

## **Matters that may arise that will affect our fee**

- Documents requested from you are not provided
- Planning permission or building regulations have not been obtained
- The legal title is defective, or part of the property is unregistered
- If you require the matter to be expedited

## **Disbursements**

Disbursements are costs to third parties that relate to your matter and include but are not limited to:

- Search fees** from £229.00 (The price is dependent upon the location of the property and includes a Local, Water & Drainage and Environmental Reports)
- Stamp Duty Land Tax** The amount of SDLT you will be required to pay will depend on the purchase price of your property. You can calculate the amount you will be required to pay on HMRC's Website:  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>
- Land Registry Fee** Again, the amount you will be required to pay will depend on the purchase price of your property and you can calculate this amount on the Land Registry Website:  
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-1-fees>

For more information, please seek advice from one of our specialist legal team.

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