

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 Sale
£525.00 to £1,250.00

Leasehold Residential Sale
£675.00 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
Redemption of Help to Buy/Second Mortgage/ Additional Charges from	£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:

Office Copies from £3.00 per office copy

Leasehold A management/information pack will be required from the managing agent or the freeholder, there will be a cost incurred in obtaining this information which will be confirmed with you once the information has been received

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

BES Legal Limited
29-30 Stafford Street
Walsall
West Midlands
WS2 8DG

Coventry | Walsall | London | Great Barr |
Sussex

Telephone: 0330 124 7474

Email : reception@beslegal.co.uk