

Blacks Legal LTD

Residential Conveyancing Fee Schedule

Our average standard legal fees for the purchase of residential freehold and leasehold property ranges from £1,500 – £12,000 + VAT for properties up to the value of £3 million (please contact us for a bespoke quote for properties over £3 million). Please see our fee scale below:

Purchase Price	Typical Fees
Up to £500,000	£1,500 to £1,750 + VAT
£500,000 to £999,999	£1,750 to £2,500 + VAT
£1million to £1.5million	£2,500 to £5,000 + VAT
£1,500,001 to £2 million	£5,000 to £7,500 + VAT
£2,000,0001 to £3 million	£7,500 to £12,000 + VAT

The value of the property, location and any complexities of the purchase will dictate the final fee charged within the above range.

The following Additional Charges will apply if relevant

- Leasehold properties – £250+VAT (£300 Inc. VAT)
- New build purchase supplement – From £500+VAT (£600 Inc. VAT)
- We will charge the sum of £42 for Electronic money transfers
- We will charge the sum of £125 + VAT to use a Third party electronic portal
- We will charge the sum of £35 + VAT for Client Onboarding and AML

The VAT payable on our fees and some disbursements is charged at the rate of 20%.

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Residential Conveyancing Fees & Charges Information

1. This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
2. For Leasehold matters this is the assignment of an existing lease and is not the grant of a new lease.
3. The transaction is concluded in a timely manner and no unforeseen complications arise.
4. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
5. No indemnity policies are required. Additional fee of £125 + VAT will apply for each indemnity policy required.

Disbursements and Other Costs

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

You will be provided with a full list of disbursements in our formal quotation. If you need to incur any further disbursements during your case, you will be notified in advance of the reason and the amount.

Typical disbursements will include: –

- HM Land Registry fee. The fees chargeable by the land registry can be found here <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- Land Registry Priority Search (per title) £8.80
- Land Registry Office Copy and Title Plan (per title) £8.80
- Bankruptcy search fees £7.80
- Lawyer checker £16.20
- Lender Conveyancing Fees – £350.00 – £750.00 + VAT (depends upon the loan amount and lenders requirements)
- Electronic Bank Transfer Charges – £42 for each transaction

- Dealing with Stamp Duty Land Tax Return £150.00 +VAT
- Company Search Fee (per search) £25.00

Typical Property Search Fees

Property Search fees can vary between is £350 – £500. However, Search fees vary from case to case depending on the local authority. We will advise you which searches you need for your transaction and the cost of each search.

Typical local searches include:

- Enquiries of the local authority;
- Environment search; and
- Water and Drainage search

There may be further disbursements* for a Leasehold purchase or the purchase of a freehold property where there is a Management Company which if chargeable is set out in the Lease or Transfer and usually paid to the Landlord or Management Company. These can include:

- Notice of Transfer fee. Often this is between £120-£300
- Notice of Mortgage fee. Often this is between £120-£300
- Deed of Covenant Fee Often this is between £120-£300
- Certificate of Compliance fee between £120-£300

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

If we found that the title was defective, or, if for example, there were planning permission or building regulations that had not been obtained by the Seller this would lead to increased costs.

Aborted Cases

If the transaction should go abortive, then depending on what stage you are at will depend on how much you will be charged. Please note that any disbursements paid we will be unable to claim back.