

Nairnsey Fisher & Lewis

Personal Law • Business Law

We strive to ensure efficiency, knowledge and communication with our clients on every matter and try to make the process as simple and as transparent as possible for all concerned. We will work hard, provide superior legal services on a timely, effective, and efficient basis, and maintain the highest standards of professional integrity.

Price list

Please note each price below is an estimate and is based on an average conveyancing transaction. Please contact us for a more bespoke quote relating to your transaction.

All prices are subject to change.

<u>Residential Sale</u>	£850 plus VAT	Total inclusive of VAT - £1020
<u>Disbursements</u>		
Office Copies	£6 - 12	
<u>Potential additional costs</u>		
Bank Transfer Fee	£35 plus VAT	Total inclusive of VAT - £42
Mortgage Fee	£150 plus VAT	Total inclusive of VAT - £180
Leasehold Fee	£150 plus VAT	Total inclusive of VAT - £180
Shared Ownership Fee	£250 plus VAT	Total inclusive of VAT - £300
Correspondence Fee	£35 plus VAT	Total inclusive of VAT - £42
File Storage Fee	£50 plus VAT	Total inclusive of VAT - £60
Compliance Fee (per person)	£25 plus VAT	Total inclusive of VAT - £30

<u>Residential Purchase</u>	£850 plus VAT	Total inclusive of VAT - £1020
<u>Disbursements</u>		
Bankruptcy Search (per person)	£4	
OS1 Land Registry Search (per title)	£3	
Bank Account Verifier	£10	
<u>Potential additional costs</u>		
Bank Transfer Fee	£35 plus VAT	Total inclusive of VAT - £42
Mortgage Fee	£150 plus VAT	Total inclusive of VAT - £180
Leasehold Fee	£150 plus VAT	Total inclusive of VAT - £180
Shared Ownership Fee	£250 plus VAT	Total inclusive of VAT - £300
Help to Buy	£150 plus VAT	Total inclusive of VAT - £180
Help to Buy ISA	£150 plus VAT	Total inclusive of VAT - £180
Gifted Deposit	£150 plus VAT	Total inclusive of VAT - £180
SDLT Submission Fee	£95 plus VAT	Total inclusive of VAT - £114
Correspondence Fee	£35 plus VAT	Total inclusive of VAT - £42
File Storage Fee	£50 plus VAT	Total inclusive of VAT - £60
Search Pack	£285 plus VAT	Total inclusive of VAT - £342
Compliance Fee (per person)	£25 plus VAT	Total inclusive of VAT - £30

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Remortgages	£595 plus VAT	Total inclusive of VAT - £714
<u>Disbursements</u>		
Office Copy Entries	£6 - 12	
Searches (if required)	£180	
<u>Potential additional costs</u>		
Bank Transfer Fee (Per Transaction)	£35 plus VAT	Total inclusive of VAT - £42
SDLT Submission Fee	£95 plus VAT	Total inclusive of VAT - £114
Gifted Deposit	£150 plus VAT	Total inclusive of VAT - £180
Help to Buy ISA	£150 plus VAT	Total inclusive of VAT - £180
Correspondence Fee	£35 plus VAT	Total inclusive of VAT - £42
File Storage Fee	£50 plus VAT	Total inclusive of VAT - £60
Compliance Fee (per person)	£25 plus VAT	Total inclusive of VAT - £30

Transfer of Equity	£595 plus VAT	Total inclusive of VAT - £714
<u>Disbursements</u>		
Office Copy Entries	£6 - 12	
Final Searches	£8 plus VAT	Total inclusive of VAT - £9.60
<u>Potential additional costs</u>		
Bank Transfer Fee (Per Transaction)	£35 plus VAT	Total inclusive of VAT - £42
SDLT Submission Fee	£95 plus VAT	Total inclusive of VAT - £114
Gifted Deposit	£150 plus VAT	Total inclusive of VAT - £180
Help to Buy ISA	£150 plus VAT	Total inclusive of VAT - £180
Remortgage Supplement	£250 plus VAT	Total inclusive of VAT - £300
Correspondence Fee	£35 plus VAT	Total inclusive of VAT - £42
File Storage Fee	£50 plus VAT	Total inclusive of VAT - £60
Compliance Fee (per person)	£25 plus VAT	Total inclusive of VAT - £30

Lease Extensions	£750 – 1120 plus VAT	Total inclusive of VAT - £900 - £1344
<u>Disbursements</u>		
Land Registry Fee	£40	Note: you will be responsible for the landlords legal & survey fees

Wills		
Single	£300 plus VAT	Total inclusive of VAT - £360
Couple	£400 plus VAT	Total inclusive of VAT - £480
Life Interest Trust	£750 plus VAT	Total inclusive of VAT - £900
Powers of Attorney (Single)		
Property and Finance Only	£350 plus VAT	Total inclusive of VAT - £420
Health and Welfare Only	£650 plus VAT	Total inclusive of VAT - £780
Powers of Attorney (Couple)		
Property and Finance Only	£600 plus VAT	Total inclusive of VAT - £720
Health and Welfare Only	£1100 plus VAT	Total inclusive of VAT - £1320
<u>Disbursements</u>		
Powers of Attorney Court Fee	£82	
Probate and Estate Planning		
Grant Only	£1200 plus VAT	Total inclusive of VAT - £1440
Full Administration	1.5% - 2.5% of gross estate (plus hourly rate)	
Declaration of Trust	£450 plus VAT	Total inclusive of VAT - £540

Stamp Duty Land Tax (Stamp Duty or SDLT)

Please be advised that you may be liable to pay Stamp Duty Land Tax and as part of our estimate we will of course advise you of the fee in this regard. The Stamp Duty payable will depend on the price of the property but will also depend on whether you are a first-time buyer or second home buyer or if you are purchasing an additional property to the one that you already own. If you are the owner of another property, whether it be in the UK or outside the UK, you need to disclose this as this will have a bearing on the stamp duty which you pay. If you do not disclose this information and you incur further tax/liabilities/penalties, then we will not be responsible for this. More information on Stamp Duty Land Tax including a calculator can be found at www.gov.uk/stamp-duty-land-tax

For Residential Properties (for a single property)

Where after buying the property it is the only residential property you own:

£0 to £250,000	0%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1,500,000)	10%
The remaining amount (the portion above £1,500,000)	12%

If you are buying your first home the following discount (relief) rates may apply (if the price of the property is £625,000 or less (if over £625,000 the normal rates above apply)):

First Time Buyer Rates (if the price of the property is £625,000 or less)

£0 to £425,000	0%
£425,001 to £625,000	5%

You are only eligible if you and anyone else you are buying with are first time buyers and you must all satisfy the conditions in this regard.

For Additional Properties

£0 to £250,000	3%
The next £675,000 (the portion from £250,001 to £925,000)	8%
The next £575,000 (the portion from £925,001 to £1,500,000)	13%
The remaining amount (the portion above £1,500,000)	15%

NB. The new rates will not affect transactions up to £40,000 where an SDLT return will not be required. The higher rates will not apply to the replacement of a main residence or to corporates and funds making significant investments in residential property.