

Conveyancing: Your Guide to Our Fees

Our fees cover all of the work required to complete the sale or purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales. Our fees are dependent on the value of the property you are buying and selling.

You can get a full quote from our website <https://www.ker.co.uk/services/residential-property-2/> which does not require any login or other personal information.

Explanatory Notes

Search Fees (on purchase)

The search fee is variable depending on area in which you are purchasing. The fee quoted on our system is an estimate but if you include the post cost of the property you are purchasing this will be accurate. Different local authorities have different charging structures and the costs usually increase in April each year.

Stamp Duty Land Tax (SDLT) (on purchases)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here.](#)

Our on line calculator will calculate the correct duty if you are a first time buyer or a buying purchasing a replacement home or apply the additional 3% duty payable by second owners/companies or buy to let or the 2% charge for non domiciled purchases. SDLT is notoriously complex and unless you chose the options accurately you will not get a true result. SDLT also changes over time.

Land Registration Fee (on purchase)

This fee varies up or down according to the valuer of the property you are purchasing. If however the property is not yet registered either because it has never been registered (which sometimes

occurs in probate properties) or it is a new title for example a new build plot or lease then the fee is around double what is quoted as there is a different fee scale for such matters.

In addition to the usual sale and purchase fees and disbursements in certain circumstances additional costs may arise. We do not include these in our on-line quotes due to their uncertainty/variability. Common examples where they may apply and what they are:

Leasehold Purchases - Estimated Additional Disbursements (as these vary according to the freeholder/landlord/management company these are a guide).

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £10- £150.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £10 and £150.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £50 and £200.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50 – £150.

These Estimated Disbursements 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.

Although not part of the conveyancing costs you should also be aware that on leasehold purchases (and some freehold purchases with management charges) ground rent or rentcharges and service charge may have to be paid on completion in accordance with the lease terms. This may mean you may have to pay such charges up to a year in advance. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Leasehold Sales – Estimated additional disbursements (may not apply in all circumstances).

- Freeholder's Management Pack – This fee is provided by the freeholder or their agents for the property and can be difficult to estimate. Often the fee is between £10- £150.
- Leasehold Management Pack/Replies to LPE1 – This fee is provided by the management company for the property and can be difficult to estimate. Often the fee is between £100 and £300.

- Licence to Assign fee – This fee is chargeable if set out in the lease. It is more rare. Often it is between £50 and £500.

FAQs

How long will my conveyancing take?

How long it will take from your offer being accepted until you can move in/out of your house will depend on a number of factors. The average conveyancing process nationwide takes between 10-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 6 weeks. However, if you are buying or selling a leasehold property it often takes longer because we tend to wait for management/freeholder information. This may take nearer the 10-12 week average or longer.

Factors can complicate any transactions, for example if the lease you are buying or selling requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges would apply (normally around £650 plus VAT for the lease extension if combined with the sale/purchase).

What do we do for our fee?

The precise stages involved in the purchase or sale of a residential property vary according to the circumstances. However, below are some of the key stages on a purchase:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received

- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

On a sale we would typically:

- Take your instructions and give you initial advice
- Obtain your title deeds
- Arrange for you to complete the pre contract enquiries.
- Prepare the draft contract documents
- Obtain further planning documentation if required
- Deal with any necessary additional enquiries from the buyer's solicitor
- Send final contract to you for signature
- Agree completion date (date from which you vacate the property)
- Exchange contracts and notify you that this has happened
- Arrange for the mortgage(s) on the property to be redeemed
- Obtain and pay the estate agents fee
- Complete the sale
- Account to you for the net proceeds.

Variations to our fees

Our fees quote assumes that:

- a. 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
- b. the transaction is concluded in a timely manner and no unforeseen complication arise
- c. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Typically our charges will increase if, for example, the following factors apply (unless we have specifically quote for these at the beginning of your matter):

- there is an unusual mortgage – particularly if that lender will not instruct us to deal with their requirements and we need to liaise with third party solicitors acting for the lender.
- The sale includes a new build element or setting up new leases.
- There are multiple owners and you require a trust deed or similar arrangement put in place between the parties.
- The purchase or sale involves a shared ownership scheme
- You are using a help to buy scheme, and whether it is an equity loan or ISA
- The transaction involves a lease extension, variation to the lease or rentcharge affecting the existing title.

This list is not exhaustive but if complicating factors arise we will contact you to agree a increased fee quote before progressing.

Conveyancing Department Solicitors - Staff Experience

Mark Sadler – Solicitor and Director

Mark has around 30 years' experience in property.

Residential conveyancing accounts for 25% of Mark's current workload

Fred Rylah – Solicitor and Director

Fred has over 15 years' experience in property.

Conveyancing accounts for 40% of Fred's current workload

Mouzzam Yamin – Solicitor

Mouzzam has over 10 years' experience in property.

Conveyancing accounts for 100% of Mouzzam's current workload