

# OUR FEES

Information cannot be provided on our website for every type of conveyancing query as each case is different. Our fees cover all the work that is required in our clients' transactions. These include dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax. We have set out some of our fee structures below, however these are subject to the complexity of each transaction and there is no guarantee that our fees would be the same.

If the area of property conveyancing is not listed below, please contact us to speak with our Conveyancing Team on 0207 253 7781 or contact us at <https://www.ensolicitors.com/contact-us>.

## Guideline to Conveyancing Fees

### Purchase or sale of a freehold or leasehold residential property

Property value	Approximate Fees
At or below £500,000	£1,650 - £1,950
£500,001-£1,000,000	£1,950 - £2,350
£1,000,001-£1,500,000	£2,500 - £2,800
£1,500,001-£2,000,000	£2,800 - £3,300

Our fees are based on the assumption that this will be a standard transaction with no unforeseen matters arising. An unforeseen circumstance could be (but not limited to) for example, a defect in title which requires remedying prior to completion or where there are unreasonable delays in obtaining third party documents or complications arising from those documents.

For a standard transaction of under £500,000, we anticipate an exchange timescale of 4-6 weeks, with completion being 2 weeks thereafter.

### Matters likely to affect the cost

The following factors would likely influence the final fee. However, the list below is not exhaustive:

- Leasehold or freehold
- Value of the property
- Newbuild or off-plan second hand
- Defect in title of indemnity insurance is required
- Urgency of instruction
- Mortgage company or lender is separately represented
- Title is unregistered
- Listed building
- Licence to Assign is required

- Property is comprised within a single title or not
- Shared Ownership
- Help to Buy

## DISBURSEMENTS

Our fees do not include disbursements that are payable to third parties. Disbursements can be search fees, land registry fees, engrossment fees, bank transfer fees etc. Where such costs are likely to be incurred, we will always notify you ahead of disbursements being incurred. For conveyancing matters, we are usually able to advise you of likely disbursements from your initial consultation with us. An example of typical disbursements you should expect are:

### Sale:

Disbursement	Estimated Costs
Land Registry fees for obtaining Title documentation	£3.90 per document
Bank Transfer fee	£30.00

### Purchase:

Disbursement	Estimated Costs
Stamp Duty Land Tax	This will depend on the purchase price of your property and any personal circumstances. Please see <a href="https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro">https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro</a> for an estimate.
Search fees	Minimum of £300.00, depending on the searches required on your transaction.
HM Land Registry fee	£24.80 – £914.80
Bankruptcy Search fee	£2.90 per person
Lawyer Checker	£14.40 per firm
Land Registration Search fee	£2.90 per search
Anti-Money Laundering Search fee	£14.40 or £14.90 (international) per person
Companies House	£15.00 (online application) or £23.00 (application by post)
Bank Transfer fee	£30.00

If you are selling a leasehold property, you are normally required to pay the following disbursements:

- Notice of Transfer fee
- Notice of Charge fee
- Deed of Covenant
- Certificate of Compliance fee
- Leasehold Management pack

## **V A T**

All fees quoted are exclusive of VAT. VAT is currently calculated by law at 20%.