

Residential Conveyancing

Price Information

Our costs for residential conveyancing, including sales, purchases and re-mortgages are fixed and quoted at the outset, according to the table shown below, subject to the assumption set out below.

We send every client a written quote by email, if possible, at the outset and this should be adhered to unless there are extenuating circumstances such as information coming to light which was not provided at the time of quoting the client, or any of the assumptions set out below proving to be incorrect.

The expenses you will need to pay, to cover payments to third parties are also shown in the table below.

Service information

Residential Conveyancing - Purchase

The work will consist of the following:

- a) investigating the title to the property, to include;
 - i) carrying out searches with respect to title and local government information for the property;
 - ii) reviewing replies given by the seller to pre-contract enquiries;
- b) negotiating the purchase contract;
- c) negotiating the transfer document;
- d) advising you in respect of your mortgage offer (if any);
- e) preparing a report on title;
- f) proceeding to exchange of contracts and then completion of the purchase;
- g) transferring funds by telegraphic transfer to the seller's solicitors and for relevant taxes;
- h) calculating stamp duty land tax (SDLT) on the purchase and preparing and submitting to HM Revenue and Customs the appropriate SDLT forms (England)/calculating Land Transaction Tax (LTT) on the purchase and preparing and submitting to the Welsh Revenue Authority the appropriate LLT forms (Wales); and
- i) registering the purchase and any mortgage at the Land Registry.

Residential Conveyancing - Sale

The work will consist of the following:

- a) obtaining up-to-date Land Registry entries for your property and providing transaction forms to be completed by you;
- b) preparing and agreeing amendments to the sale contract;
- c) responding to the buyer's additional enquiries;
- d) approving the transfer document;
- e) if applicable obtaining a redemption statement from your mortgage lender and paying off the mortgage on completion;
- f) proceeding to exchange of contracts and then completing the sale.

Residential Conveyancing – Re-mortgage

The work will consist of the following:

- a) obtaining up-to-date Land Registry entries for your property;
- b) investigating the title to the property on behalf of your new mortgage lender to include carrying out searches with respect to title;
- c) advising you in respect of the terms of your new mortgage offer;
- d) obtaining the mortgage advance from your new mortgage lender;
- e) obtaining a redemption statement from your old mortgage lender and paying off the old mortgage on completion of the re-mortgage;
- f) transferring to you any balance of funds remaining after deduction of fees, expenses and redemption of the old mortgage;
- g) registering the discharge of the old mortgage at the Land Registry;
- h) registering new mortgage at the Land Registry;

In all cases, the quoted price is based on the following assumptions:

- Parties with whom are you dealing will be represented by competent professional advisers;
- The property is not subject to any defects in title;
- The purchase will be on the basis of an unconditional contract and the property is acquired with vacant possession;
- completion takes place on the date agreed in the contract;
- In leasehold matters:
 - third parties such as managing agents and landlord's provide reasonable and timely assistance;
 - there is no absent landlord;
 - the length of the term granted by the lease for the property does not need extending;

We reserve the right to make an additional charge where the assumptions above are not correct and where there are any unexpected difficulties. For example, if there is a defect in the title which would require the preparation of additional documents or if we need to apply for consent from a third party or where an indemnity insurance is needed. We will discuss with you any defects or problems as they become apparent and before undertaking any work which would cause you to incur any additional costs.

Our conveyancing team is made up of qualified solicitors and experienced conveyancing paralegals. The team is supervised by the two partners of the firm who between them have over 30 years of conveyancing experience.

THOMPSON ALLEN

PROPERTY AND COMMERCIAL LAW SPECIALISTS

Thompson Allen Residential Conveyancing Tariffs for quotes (November 2018)

Conveyancing fees (all subject to VAT)	Sale and Purchase*		Re-mortgage	
Transaction Value	Freehold	Leasehold	Freehold	Leasehold
Up to £150,000	£650.00	£750.00	450	450
£150,001 to £350,000	£750.00	£850.00	450	450
£350,001 to £750,000	£850.00	£950.00	500	500
£750,001 to £1,000,000	£950.00	£1,050.00	550	550
£1,000,001 - £1,250,000	£1,250.00	£1,350.00	550	550
£1,250,001 - £1,500,000	£1,500.00	£1,600.00		
£1,500,001 - £1,750,000	£1,750.00	£1,850.00		
£1,750,001 - £2,000,000	£2,000.00	£2,100.00		

Additional Thompson Allen Fees (All subject to VAT)	
Purchase only	
Stamp Duty Land Tax form	£60.00
Mortgage Lender Fee	£100.00
Sales only	
Mortgage Redemption Fee	£50.00
Sales and Purchases	
CHAPS fee	£40.00
Disbursements - Purchase (inclusive of VAT, where applicable)	
ID verification (per new client)	£6.00
Land Registration fee	See LR Scale fees
Land Registry priority search fee	£3.00
Bankruptcy (per person)	£2.00
Local Authority Search (Brighton)	£100.00
Environmental search (est.)	£48.00
Water and drainage search (est.)	£48.00
Chancel Check no search cover	£20.00
Notice of charge / transfer (est.)	£60.00
SDLT	See HMRC calculator
Disbursements - Sale	
Land Registry official copies (per copy) Average cost between £9 and £15 in total)	£3.00
Managing agent's costs Average cost: £180.00	Variable
The following types of transaction will be subject to a supplemental fee, according to the complexity of the matter and the volume of documents requiring review:	
	Average supplement
Shared Ownership Leases	£150.00
Purchases or sales of newly built properties	£150.00
Purchases or sales of off-plan (to be constructed) properties	£200.00
Purchases using a "Help to Buy" mortgage	£50.00