

# CONVEYANCING FEES GUIDE

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Set out below is our guide to conveyancing costs on both sale and purchase transactions, with tables showing our scale fees according to price and also a general outline of the additional costs (known as disbursements) which will also be payable. Not all transactions are identical by any means, so please do not hesitate to contact James Naish if you would like to discuss anything in more detail. If you wish to use our conveyancing services, simply let us know and then pass on our contact details to the estate agents dealing with your property.

## 1 Conveyancing Fees On Sale

To include advising and preparing title documents, drafting a sale contract, assistance with Fixtures Fittings & Contents and Sellers Property Information Forms, dealing with additional pre-contract enquiries, negotiation of transfer, exchange of contracts, redemption of mortgages and all completion matters.

## 2 Conveyancing Fees On Purchase

To include a full title review, negotiation of sale contract, review of search documents and Sellers Property Information Forms, raising additional enquiries, advice on any title issues, drafting of transfer, reporting to client, payment of stamp duty and registration of new ownership at the Land Registry.

According to Agreed Sale/Purchase price	Fees Plus VAT	Fees Including VAT
£0 to £299,999	£750.00	£900.00
£300,000 and above	0.25% of sale price	0.3% of sale price
These fees assume a straightforward freehold title, registered at the Land Registry, otherwise further fees may apply below. We reserve the right to quote higher fees in the event that transactions look like they may be more complicated and/or time-consuming.		
<b>Extra Fees:</b>		
<b>Leasehold properties,</b> To reflect significantly more work involved, we charge an extra fixed fee for the additional work required in reviewing the lease documents, and dealing with the freeholder and any management company or managing agents.	£300.00	£360.00
<b>Unregistered Properties/Old Title Deeds</b> For properties which are not registered at the Land Registry, we charge an extra fee for the additional work involved in deciphering and reviewing the old title deeds	£300.00	£360.00
<b>Mortgage on Purchase</b> On purchase transactions, if you are taking a mortgage, we charge an extra sum where you ask us to act for the lender as well as you, to deal with reporting to them, drawdown of funds and registration of the mortgage at the Land Registry	£200.00	£240.00

<p><b>Co-Ownership Trust Deed</b> On a purchase by more than one person, you might choose to co-own the property in a particular way, requiring us to draft a trust deed. We charge an extra fee for that service</p>	£125.00	£150.00
<p><b>Investments</b> Where a property is not being sold/bought with vacant possession, but with tenants in occupation, we charge for the additional work in disclosing relevant information, dealing with enquiries and transferring tenancies and deposits.</p>	£200.00 for one tenancy; and £100.00 per additional tenancy	£240 for one tenancy; and £120 per additional tenancy

**3 Standard Disbursements/Costs On Sale**

There are very few extra costs on sale (incl vat)	
Official land registry copies of title	£6.00 (no vat)
Other Land registry docs	£6.00 - 20.00 (no vat)
Bank Transfer fees (each)	£36.00 incl. vat
There are occasionally other specific items required but they are individual to each property and not standard, so would be discussed.	

**4 Standard Disbursements/Costs On Purchase**

<b>Before Exchange of Contracts:</b>	
The following searches are recommended (and required by lenders) and the costs vary per local authority, but are generally in the region of £300 to £400 including vat.	
Local Authority Search	
Drainage/Water	
Environmental	
OS Map use	
Planning Search	
Land registry docs	
<b>After Exchange of Contracts:</b>	
Stamp Duty land tax	Depends on price and whether you will own more

	than 1 property. Please contact us for specific details.
Land Registry Fee	Depends on price and whether the application can be dealt with electronically. Please contact us for specific details.
Bankruptcy search for each purchaser	£5.00 approx incl vat
Priority Search per title	£7.00 approx incl vat
Bank Transfer fees (each)	£36.00 incl vat

Disbursements on any purchase vary, depending on price and location, so we will give a more precise figure for all disbursements on each individual transaction and advise which searches are recommended in any particular location. The pre-contract searches above in the York area cost around £330.00 in total, as an example. They tend not to be dissimilar in other local authority areas, save for London area where the costs are a little higher. Different searches may be recommended in other areas e.g where mining activity is/was common.