

BEVIRS | LAW

RESIDENTIAL CONVEYANCING SALE and PURCHASE CHARGES

Our basic charges are based on the price of the Property with additional charges applying if the property is leasehold and if any particular circumstances exist.

We will tell you as soon as we can whether any additional charges will have to be added to the Basic charge.

ALL the following charges DO NOT INCLUDE disbursements such as Search fees, Stamp Duty land Tax and Land Registration fees. They are all payable in addition to our charges and we can let you have a detailed quote to include legal costs VAT and disbursements

BASIC CHARGES based on price

SALE OF FREEHOLD

Sale Price (£)	Fee (£)	Plus VAT (£)
0-200,000	900	180
200,001-300,000	1200	240
300,001-750,000	1300	260
750,000-1 million	1500	300
Over £1 million	by agreement	

PURCHASE OF FREEHOLD

Purchase Price (£)	Fee (£)	Plus VAT (£)
0-200,000	995	199
200,000-300,000	1400	280
300,001-500,000	1500	300

500,001-750,000	1,600	320
750,000-1 million	1,700	340
Over 1 million	By agreement	

LEASEHOLD PROPERTY additional charges

Prices as above but IN EACH CASE ADD £300 plus VAT

If the Leasehold Property requires 2 management packs to be reviewed a fee of £190 plus VAT is also charged for the second and each subsequent pack

ADDITIONAL CHARGES TABLE

Issue	Estimated extra cost
Properties which have more than one title number	£500 + VAT per additional title number
Sale of unregistered freehold title	£95 to £500 plus VAT depending on complexity
Purchase of unregistered freehold title	£125 to £750 plus VAT depending on complexity
Freehold property BUT management service and pack to be reviewed	£190 plus VAT
Arranging title indemnity policies.	£100 to £300 +VAT per policy IN ADDITION to the policy premium
Drawing up or approving statutory declarations or statements of truth	£150 + plus VAT per declarant depending on complexity
Arranging / reviewing early access undertakings	£190 +VAT
Transactions where we need to liaise with a third parties solicitor e.g matrimonial sale	£75+VAT
Purchasing with an AST in place (Tenancy)	£190 plus VAT
Repaying a second or subsequent mortgage	£150+ per mortgage
Buying with a gifted deposit	£250 +VAT
Despatching a death certificate to the Land Registry to update a title	£30 +VAT
Agreeing retention clause and holding retention money, includes dealing with up to 10 letters post completion	£500 + VAT

Agreeing retention clause not holding retention money , includes dealing with up to 10 chasing letters post completion .	£300 +VAT
Help to Buy	£500 +VAT
Help to buy redemption	£300 plus VAT
New Build	£500+VAT
Forces Help to Buy	£75 +VAT
Help to buy ISA	£50 per ISA
Fee to arrange electronic transmission of funds	£35 +VAT per transfer
Power of attorney (short form not LPA)	£100 +VAT per Power
Declaration of Trust	£250 to £700 + VAT
Other non standard title issues arising.	Costs will be advised when the extent of the issue is known

CANCELLATION CHARGES

We regret that if for any reason the transaction does not proceed we will still need to make a charge.

ALL disbursements will need to be paid in full

The legal costs we will charge are on a sliding scale as follows

Instructions cancelled by the end of the relevant week from the date of instruction	Percentage of estimated fees payable (plus VAT)
By the end of week 1	10%
By the end of week 2	20%
By the end of week 3	50%
By the end of week 4	60%
By the end of week 5	80%
After the end of week 5	100%

Charges effective from 16 9 2020