

BEVIRS | LAW

RESIDENTIAL CONVEYANCING SALE and PURCHASE BASIC CHARGES

Our **Basic Charges** are based on the price of the Property with **Extra Charges** applying if the property is leasehold and if any other particular circumstances exist. A lot of property work is bespoke as every transaction is different. Please see the Table of Extra Charges for examples.

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

The Basic Charges include the services listed in our separate Services Tables on our website

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	1000	200
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	1100	220
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 £800 plus VAT**

If the Leasehold Property requires 2 management packs to be reviewed see extra charge in the table below

POSSIBLE EXTRA CHARGES

Issue	Estimated extra cost
Death certificate - despatching to the Land Registry to update a title	£30 + VAT
Declaration of Trust	£250 to £700 + VAT
Early access undertakings Arranging/reviewing	£190 +VAT
Electronic transmission of funds. Fee to arrange	£35 + VAT per transfer
Freehold property BUT management service and pack to be reviewed	£190 +VAT
Gifted deposit (buying with)	£250 + VAT
Help to Buy Equity Loan	£800 + VAT
Help to Buy Forces	£75 + VAT
Help to buy ISA	£50 per ISA
Help to buy redemption	£500 + VAT
Lender approval to Transfer of Equity . Obtaining consent only. If a new charge is required please see Mortgage/re mortgage costs Table	£250 +VAT

Liaison with a third parties solicitor required e.g matrimonial sale	£75+VAT
Management Pack review. Basic Charge includes one pack review. The charge for every extra pack is	£190 +VAT
More than one title number for a property	£500 + VAT per additional title number
New Build	£800 +VAT
Power of Attorney (short form for transaction not LPA)	£100 + VAT per Power
Retention clause (approving) and holding retention money, includes dealing with up to 10 letters post completion	£500 + VAT
Retention clause (approving) NOT holding retention money , includes dealing with up to 10 chasing letters post completion	£300 + VAT
Second or subsequent mortgage repayment	£150 + per mortgage
Statutory declarations or statements of truth. Drawing up or approving	£150 + VAT per declarant depending on complexity
Tenancy . Purchasing with an AST in place (Tenancy)	£190 + VAT
Title indemnity policies.	£100 to £300 + VAT per policy IN ADDITION to the policy premium
Unregistered title. Sale	£95 to £500 + VAT depending on complexity
Unregistered title. Purchase	£125 to £750 + VAT depending on complexity
Other non-standard issues arising not listed above	Costs will be advised when the extent of the issue is known

WHO WILL DO THE WORK AND SUPERVISE ?

The Property section (Residential) of our Website contains details of our residential conveyancers and their experience and qualifications.

Kim Thurston and Emma Morter are Joint Heads of Residential and supervise the work in the team

Sonya Woolnough (details in the Commercial section of our website) is overall Head of both Commercial and Residential work

17 9 21 Reviews 15 12 21

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 will be calculated on a time spent basis at our hourly rate of £190 + VAT.

Charges effective from 17 9 2021