



Conveyancing Service Charges

Healys LLP Schedule of Average Fees – Purchase

All costs are subject to VAT which is currently at 20%.

Our fees cover all of the work required to complete your purchase.

The above are our average fees and upon your instructions we will agree a fixed price with you subject to the nature of the property and the complexity of the transaction and/or introducer/lender panel fee agreement.

Purchase Price	Fee Range
£0.00 – £250,000.00	£895.00 – £995.00
£250,001.00 – £550,000.00	£995.00 – £1,500.00
£550,001.00 – £750,000.00	£1,500.00 – £1,750.00
£750,001.00 – £1,000,000.00	£1,750.00 – £1,950.00
£1,000,000.00 +	Price on enquiry

If applicable the following additional charges may apply:-

Leasehold fee for leasehold properties	£150.00
Acting for Lender on a purchase	£145.00
Completion of SDLT Return	£85.00
Our same day bank transfer fee	£35.00
Unregistered title fee	£400.00
New build fee	£250.00
Shared ownership	£250.00

Help to buy with equity mortgage	£350.00
Help to buy ISA	£50.00
Lifetime ISA	£100.00
AML search fee (per person)	£20.00
AML search fee for company	£40.00

Disbursements (payable to third parties) will be incurred as follows:-

Land Registry registration fee	This fee is based on the purchase price of the property. The fee is between £20.00 and £910.00. See link for Land Registry prices https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Land Registry pre-completion searches	These fees are dependent on how many purchases there are. The priority search fee is £3.00 per title and bankruptcy searches are £2.00 per person
Notice of transfer fee	This fee is set out in the Lease. Often the fee is between £50.00 and £300.00
Notice of charge fee	This fee is set out in the Lease. Often the fee is between £50.00 and £300.00
Deed of covenant fee	This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £100.00 and £300.00

Certificate of compliance fee	To be confirmed upon receipt of the Lease. It can range from between £100.00 and £300.00
Search fees	This includes local, drainage, environmental and chancel searches. This fee is dependent on the searches required and the local authority in which the property is situated
Stamp Duty Land Tax	This depends on the purchase price of the property. You can calculate the amount by using HMRC's website https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
Indemnity Insurance policy (if required)	The premium for this policy will depend on the risk required to be covered and the price paid for the property

The stages involved in the purchase of a residential property depend upon the circumstances of the transaction. The following is a brief list of the key stages involved in a purchase:

- Taking your instructions and providing you with initial advice
- Checking that your finances are in place to fund the purchase and contacting the lender's solicitors (if separately represented)
- Receiving and advising you on the contract documentation
- Carrying out searches
- Obtaining any relevant planning permissions or other documents revealed in the local search
- Making any necessary enquiries of the seller's solicitors
- Reviewing the conditions of your mortgage offer
- Providing you with advice on all documents and information received
- Providing you with the documents required for signature to include the Contract, Mortgage Deed, etc.

- Exchanging contracts and notifying you that this has happened
- Carrying out pre-completion searches at the Land Registry
- Arranging for all funds required from your lender and from you to be requested
- Completing the purchase on the completion date
- Dealing with the submission of the Land Transaction Return to HMRC and paying the Stamp Duty Land Tax due
- Serving notice of transfer/charge on the managing agents/landlord to advise them that you are the new owner
- Dealing with the application for registration at the Land Registry

How long the process takes from your offer being accepted until the date that you can move into your new home will depend on a number of factors; even if your own transaction is straightforward, if you are in a chain you could find that you have to wait for other parties in the chain to be ready. It is therefore impossible to say with any degree of certainty exactly how long your transaction will take, but we will do all we can to make sure that it completes as quickly as possible. As a rough guideline, assuming no particular issues arise, the average timescale would be somewhere in the region of two to three months. If you would like a more detailed projection please feel free to give one of our conveyancers a call so that they can talk through your own particular circumstances with you.