

Conveyancing Costs

Sale	Under £100,000	£100,000- £200,000	£200,000- £300,000	£300,000- £500,000	£500,000- £750,000
Our fee	£310.00	£360.00	£420.00	£495.00	£800.00
VAT	£54.25	£63.00	£73.50	£74.25	£140.00
Office copies (Land Registry Search)	£8.00	£8.00	£8.00	£8.00	£8.00
TOTAL	£372.25	£431.00	£501.50	£589.63	£948.00

Please note if you have a mortgage on the property there may be an additional charge to redeem the mortgage electronically of £34.08.

Purchase	Under £80,000	Under £100,000	£100,000- £200,000	£200,000- £300,000	£300,000- £500,000	£500,000- £750,000
Our fee	£310.00	£350.00	£375.00	£420.00	£495.00	£800.00
VAT	£54.25	£61.25	£65.63	£73.50	£86.63	£140.00
Bank Telegraphic Transfer Fee	£34.08	£34.08	£34.08	£34.08	£34.08	£34.08
Land Registry Searches	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00
Land Registry Fee for Registration	£80.00	£130.00	£200.00	£280.00	£280.00	£550.00
Local Search*	£65.00	£65.00	£65.00	£65.00	£65.00	£65.00
Stamp Duty Land Tax Fees Inc VAT	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00
SUBTOTAL	£599.33	£696.33	£795.71	£928.58	£1,016.71	£1,645.08

Stamp duty will be payable on purchases over £175,000 at a rate dependent on the purchase price, except when the property falls in an exempt area as defined by the government and the price does not exceed £175,000.

Remortgage	Under £100,000	£100,000- £200,000	£200,000- £300,000	£300,000- £350,000
Our fee	£230.00	£280.00	£320.00	£350.00
VAT	£40.25	£49.00	£56.00	£61.25
Bank Telegraphic Transfer Fee	£34.08	£34.08	£34.08	£34.08
Land Registry Searches	£14.00	£14.00	£14.00	£14.00
Land Registry Fee	£50.00	£70.00	£90.00	£90.00
Local Search*	£65.00	£65.00	£65.00	£65.00
SUBTOTAL	£433.33	£512.08	£579.08	£614.33

* The above fixed fee quotations include an amount of £65.00 for a local search. This is the cost of a private personal search in South Wales and not a full local authority search, the cost of which will depend on the location of the property. As such it may vary according to personal and lender preferences. The purchase quote also takes no account of other searches which may be relevant depending on the property location.