

Lamb Brooks

Conveyancing Fees

In a competitive market you want to be sure you are getting the best value for money alongside strategic legal advice for your property transaction.

We pride ourselves on being transparent and thorough with our fees. Our estimates will detail anticipated areas of work and associated costs for a straightforward transaction. For a more accurate fee estimate based on full details, please call us on Tel: **01256 844888**, email enquiries@lambbrooks.com or speak to our online chat assistant and our Property Law Team will endeavour to respond promptly.

We trust that this gives you reassurance in instructing us and we look forward to working together in all your Property needs.

To give you an indication of costs, please see below:

Freehold Purchase

Scope of work: The precise stages and timescales involved in your purchase will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, checking finances are in hand to fund the purchase, receiving and advising on contract and title documents, carrying out searches, obtaining further documentation if required, making enquiries of the seller's solicitors, advising on documents and information received, going through conditions of mortgage offer, advising on ownership and obtaining instructions, complying with mortgage instructions, sending final contracts out, drafting required transfer document, exchanging contracts with agreed completion date, obtaining pre-completion search results, arranging monies to be in place from both yourself and/or your high street lender, arranging completion monies to be transferred, completing the purchase, dealing with the payment of Stamp Duty Land Tax/Land Transaction Tax and dealing with registration application to Land Registry.

Timescale: The general timescale for a straightforward freehold registered property purchase from receipt of a full draft Contract Pack to exchange/completion is between 6-10 weeks. This general timescale is likely to be longer whilst the property market is highly congested due to the temporary stamp duty holiday and there is no guarantee that any matter can complete prior to 31 March 2021

Fees: Legal Fees based on the purchase of one registered Title by an individual(s) with funding from one High Street Lender from start to Completion including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax if the property is in England or Land Transaction Tax if the property is in Wales / submission of the relevant documentation, whether or not the payment is actually due.

FREEHOLD PURCHASE ESTIMATE

*you will need to add any Stamp Duty Land Tax / Land Transaction Tax payable to this estimate – links to the government calculators are below this table

PURCHASE PRICE	LAMB BROOKS FEES				PAYMENTS TO THIRD PARTIES WE MAKE ON YOUR BEHALF			TOTAL ESTIMATE* (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	*Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is registered)	Miscellaneous expenses	
£0-£200,000	£1,200 plus VAT	£75.00 plus VAT <i>(assuming one ID check and one electronic transfer)</i>	£255	£1,530	£305.84 (inclusive of VAT)	£95 (or less if purchase price below £100,001)	£18.00 (inclusive of VAT)	£1,948.84
£200,001-£300,000	£1,300 plus VAT	<i>The sum of £75 is made up as follows:-</i> <ul style="list-style-type: none"> • Arranging ID verification check = <u>£10 plus VAT</u> per individual • Arranging electronic money transfer - <u>£40 plus VAT</u> per transfer • File/document storage fee = <u>£25 plus VAT</u> 	£275	£1,650	<i>The estimate of £305.84 is made up as follows:</i> <ul style="list-style-type: none"> • *Current Basingstoke & Deane fees of <u>£165.84</u> (inclusive of VAT) given as example • **Environmental, Chancel, drainage and water fees – estimate of <u>£140</u> (including VAT) 	£135	<ul style="list-style-type: none"> • HM Land Registry search fee (£3 plus VAT), • Bankruptcy search fee (£2 plus VAT) • LMS fee, if applicable lender (£10 plus VAT) 	£2,108.84
£300,001-£400,000	£1,400 plus VAT		£295	£1,770		£135		£2,228.84
£400,001-£500,000	£1,500 plus VAT		£315	£1,890		£135		£2,348.84
£500,001 +	0.3% of the purchase price Eg. £2,250 plus VAT if property purchased at £750,000		£465	£2,790		£270 up to £1m purchase price OR £455 if purchase price is £1,000,001+		£3,383.84 (if purchase price of £750,000)

VAT is charged at the current standard rate of 20%

*Stamp Duty Land Tax / Land Transaction Tax

In addition to the above, Stamp Duty Land Tax (if the property is located in England) or Land Tax (if the property is located in Wales) will depend on the purchase price of the property as well as your individual circumstances. You can calculate the amount you will need to pay by using HMRC's website or the Welsh Revenue Authority website, as applicable:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

<https://beta.gov.wales/land-transaction-tax-calculator>

*Local Search Fee:

- This is dependent upon where the property being purchased is located as each Local Authority has its own charge. You should be able to ascertain the Local Authority's cost by visiting its website. These can range from £50 to £400, dependent upon the Local Authority. Please note that when we invoice you, VAT is charged on the local land register searches element which local authorities do not generally add VAT to. With Basingstoke & Deane for example, as at December 2020, a local authority search costs £165.84 (*The standard search fee of £157.70 plus £8.24 VAT (the £8.24 is VAT on the local land charges register element of £41.20)*)

**Environmental, Chancel, Water & Drainage Search fees:

- £140.00 inc VAT* estimated as dependent upon search provider's charges at the time.

Leasehold Purchase

Scope of work: The precise stages and timescales involved in your purchase will vary depending on circumstances/factors.

In general the process includes: Taking your instructions and giving initial advice, checking finances are in hand to fund the purchase, receiving and advising on contract and title documents, carrying out searches, obtaining further documentation if required, making enquiries of the seller's solicitors, advising on documents and information received, going through conditions of mortgage offer, advising on ownership and obtaining instructions, complying with mortgage instructions, sending final contracts out, drafting required transfer document, exchanging contracts with agreed completion date, obtaining pre-completion search results, arranging monies to be in place from both yourself and/or your high street lender, arranging completion monies to be transferred, completing the purchase, dealing with the payment of Stamp Duty Land Tax/Land Transaction Tax and dealing with registration application to Land Registry.

Timescale: The general timescale for a straightforward leasehold registered property purchase from receipt of a full draft Contract Pack including all Landlord/Managing Agent/Management Company information/documents to exchange/completion is between 8-12 weeks. This general timescale is likely to be longer whilst the property market is highly congested due to the temporary stamp duty holiday and there is no guarantee that a matter can complete prior to 31 March 2021.

Please note that, in addition, if you are buying a leasehold property that requires an extension of the term of years or variation etc then the timescale will be significantly longer and additional costs would apply.

Fees: Legal Fees based on the purchase of one registered Title by an individual(s) with funding from one High Street Lender from start to Completion including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax if the property is in England or Land Transaction Tax if the property is in Wales



LEASEHOLD PURCHASE ESTIMATE

*you will need to add any Stamp Duty Land Tax / Land Transaction Tax payable to this estimate – links to the government calculators are below this table

PURCHASE PRICE	LAMB BROOKS FEES				PAYMENTS TO THIRD PARTIES WE MAKE ON YOUR BEHALF				TOTAL ESTIMATE* (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is registered)	Miscellaneous expenses	***Leasehold expenses – please see further information below this table	
£0-£200,000	£1,500 plus VAT	£75.00 plus VAT	£315	£1,890	£305.84 (inclusive of VAT)	£95 (or less if purchase price below £100,001)	£18.00 (inclusive of VAT)	£600.00 (inclusive of VAT)	£2,908.84
£200,001-£300,000	£1,600 plus VAT	(assuming one ID check and one electronic transfer)	£335	£2,010	The estimate of £305.84 is made up as follows: <ul style="list-style-type: none"> *Current Basingstoke & Deane fees of <u>£165.84</u> (inclusive of VAT) given as example **Environmental, Chancel, drainage and water fees – estimate of <u>£140</u> (including VAT) 	£135	<ul style="list-style-type: none"> HM Land Registry search fee (£3 plus VAT), Bankruptcy search fee (£2 plus VAT) LMS fee, if applicable lender (£10 plus VAT) 	This is made up as follows: Landlord/Managing Agent / Management Company: -Notice of Transfer fee: £150 inc VAT -Notice of Charge Fee: £150 inc VAT -Deed of Covenant fee: £150 inc VAT -Certificate of Compliance fee: £150 inc VAT	£3,068.84
£300,001-£400,000	£1,700 plus VAT		£355	£2,130		£135			£3,188.84
£400,001-£500,000	£1,800 plus VAT	The sum of £75 is made up as follows:- <ul style="list-style-type: none"> Arranging ID verification check = <u>£10 plus VAT</u> per individual Arranging electronic money transfer - <u>£40 plus VAT</u> per transfer File/document storage fee = <u>£25 plus VAT</u> 	£375	£2,250		£135			£3,308.84
£500,001 +	0.35% of purchase price Eg. <u>£2,625 plus VAT</u> if property purchased at £750,000		£540	£3,240		£270 up to £1m purchase price OR £455 if purchase price is £1,000,001+			£4,433.84 (if purchase price of £750,000)

**Environmental, Chancel, Water & Drainage Search fees:

- £140.00 inc VAT* estimated as dependent upon search provider's charges at the time.

VAT is charged at the current standard rate of 20%

***Leasehold Expenses

There are certain expenses which will no doubt be required as set out in the lease for the property as well as in the Landlord/Managing Agent/Management Company information/documents. Typical expenses in this regard are set out below. However, please note that this list is not exhaustive/conclusive and we can only inform you of the same once known:

- Landlord/Managing Agent/Management Company Notice of Transfer Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)
- Landlord/Managing Agent/Management Company Notice of Charge Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)
- Landlord/Managing Agent/Management Company Deed of Covenant Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)
- Landlord/Managing Agent/Management Company Certificate of Compliance Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)

VAT included is at the current standard rate of 20%

Such expenses vary from property to property and can, on occasion, be significantly more than the ranges given above.

You should also be aware that Ground Rent and Service Charges are likely to apply throughout your ownership of the property and we can only inform you of the same once known.

Freehold Sale

Scope of work: The precise stages and timescales involved in your sale will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, checking your ability and capacity to sell, obtaining the required Title documents and reviewing the same, drafting the contract, preparing required protocol forms, obtaining further documentation if required, dealing with the buyer's solicitors enquiries, obtaining required mortgage redemption statement, complying with secured lender's instructions, sending final contracts out, approving draft transfer document, exchanging contracts with agreed completion date, obtaining required figures/statements/invoices, arranging transfer of monies, completing the sale, dealing with redemption of mortgage, accounting to you.

Timescale: The general timescale for a straightforward freehold registered property sale from instruction to exchange/completion is between 6-10 weeks. This general timescale is likely to be longer whilst the property market is highly congested due to the temporary stamp duty holiday and there is no guarantee that any matter can complete prior to 31 March 2021.

FREEHOLD SALE ESTIMATE							
SOLD PRICE	LAMB BROOKS FEES				PAYMENTS TO THIRD PARTIES WE MAKE ON YOUR BEHALF		TOTAL ESTIMATE <i>(including all applicable VAT)</i>
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES <i>(including VAT)</i>	HM Land Registry Fees for title documents	Bankruptcy search	
£0-£200,000	£900 plus VAT	£75.00 plus VAT <i>(assuming one ID check and one electronic transfer)</i> <i>The sum of £75 is made up as follows:-</i> <ul style="list-style-type: none"> • Arranging ID verification check = <u>£10 plus VAT</u> per individual • Arranging electronic money transfer - <u>£40 plus VAT</u> per transfer • File/document storage fee = <u>£25 plus VAT</u> 	£195	£1,170	£7.20 <i>(inclusive of VAT)</i>	£2.40 <i>(inclusive of VAT) per name</i>	£1,179.60
£200,001-£300,000	£1,000 plus VAT		£215	£1,290			<i>If additional documents are referred to in the title and required, there would be an additional fee of £4.80 (inclusive of VAT) per document</i>
£300,001-£400,000	£1,100 plus VAT		£235	£1,410	£1,419.60		
£400,001-£500,000	£1,200 plus VAT		£255	£1,530	£1,539.60		
£500,001 +	0.25% of the sold price <i>Eg. £1,875 plus VAT if property sold at £750,000</i>		£390	£2,340	£2,349.60 <i>(if property sold at £750,000)</i>		

VAT is charged at the current standard rate of 20%

Leasehold Sale

Scope of work: The precise stages and timescales involved in your sale will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, checking your ability and capacity to sell, obtaining the required Title documents and reviewing the same, drafting the contract, preparing required protocol forms, obtaining further documentation if required, obtaining the Landlord/Managing Agent/Management Company required Pack/leasehold property enquiry replies, dealing with the buyer's solicitors enquiries, obtaining required mortgage redemption statement, complying with secured lender's instructions, sending final contracts out, approving draft transfer document, exchanging contracts with agreed completion date, obtaining required figures/statements/invoices, dealing with apportionment of Ground Rent and Service Charges as at the Completion Date, arranging transfer of monies, completing the sale, dealing with redemption of mortgage, accounting to you.

Timescale: The general timescale for a straightforward freehold registered property sale from instruction to exchange/completion is between 8-12 weeks. This general timescale is likely to be longer whilst the property market is highly congested due to the temporary stamp duty holiday and there is no guarantee that any matter can complete prior to 31 March 2021.

Fees: Legal Fees based on the sale of one registered Title with an existing secured charge in favour of one High Street Lender from start to Completion including dealing with discharge of such registered charge.

LEASEHOLD SALE ESTIMATE								
SALE PRICE	LAMB BROOKS FEES				PAYMENTS TO THIRD PARTIES WE MAKE ON YOUR BEHALF			TOTAL ESTIMATE (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry Fees for title documents	Bankruptcy search	*Leasehold expenses -see further information below the table	
£0-£200,000	£1,200 plus VAT	£75.00 plus VAT	£255	£1,530	£14.40 (inclusive of VAT)	£2.40 (inclusive of VAT) per name	This estimate is made up as follows: • Landlord / Managing Agent / Management company documents – estimate of <u>£375</u> (inclusive of VAT) • Landlord / Managing Agent / Management company deed of Covenant fee – estimate of <u>£150</u> (inclusive of VAT) • Retention estimate of <u>£150</u> (inclusive of VAT)	£2,221.80
£200,001-£300,000	£1,300 plus VAT	(assuming one ID check and one electronic transfer) The sum of £75 is made up as follows:-	£275	£1,650	If additional documents are referred to in the title and required, there would be an additional fee of £4.80 (inclusive of VAT) per document			£2,341.80
£300,001-£400,000	£1,400 plus VAT		£295	£1,770				£2,461.80
£400,001-£500,000	£1,500 plus VAT		£315	£1,890				£2,581.80
£500,001+	0.35% of the sale price Eg, £2,625 plus VAT if property sold at £750,000		£540	£3,240				£3,931.80

VAT is charged at the current standard rate of 20%

*Leasehold expenses

There are certain expenses which will no doubt be required given the required Landlord/Managing Agent/Management Company information/documents. Typical expenses in this regard are set out below. However, please note that this list is not exhaustive/conclusive and we can only inform you of the same once known:

- Landlord/Managing Agent/Management Company Information/Documents – Often between £250.00 – £500.00 inc VAT* (£375 inc VAT has been used as an estimate in the table above)
- Landlord/Managing Agent/Management Company Deed of Covenant Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used as an estimate in the table above)
- If the Buyer's Solicitors require a Retention to be held (generally with regard to service charge apportionments that cannot be ascertained at the time of completion), then there would be additional costs in this regard, estimated between £100.00-£200.00 plus VAT*. (£150 inc VAT has been used as an estimate in the table above)

VAT included is at the current standard rate of 20%

Such expenses vary from property to property and can, on occasion, be significantly more than the ranges given above.

Mortgage / Re-Mortgage

Scope of work: The precise stages and timescales involved in your mortgage or re-mortgage transaction will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, checking your ability and capacity to mortgage/remortgage, obtaining the required Title documents and reviewing, checking finances are in hand, carrying out searches, obtaining further documentation if required, going through conditions of mortgage offer, complying with mortgage instructions, obtaining required mortgage redemption statement, complying with secured lender's instructions, obtaining pre-completion search results, obtaining required figures/statements, arranging monies to be in place from both yourself and/or your high street lender, completing the mortgage/remortgage, dealing with redemption of mortgage and dealing with registration application to Land Registry.

Please note that if the property comprises a leasehold property, details would need to be obtained from the Landlord/Managing Agent/Management Company.

Timescale: The general timescale for a straightforward freehold registered mortgage/remortgage from receipt of a formal Mortgage Offer to Completion is between 3-6 weeks. This general timescale is likely to be longer whilst the property market is highly congested due to the temporary stamp duty holiday.

Fees: Legal Fees based on a mortgage/remortgage of one registered Freehold or Leasehold Title with funding from one High Street Lender from start to Completion including dealing with registration at the Land Registry precise stages and timescales involved in your sale will vary depending on circumstances/factors.

FREEHOLD MORTGAGE / REMORTGAGE ESTIMATE

PROPERTY VALUE	LAMB BROOKS FEES				PAYMENTS TO THIRD PARTIES WE MAKE ON YOUR BEHALF				TOTAL ESTIMATE (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry Fees for title documents	*Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is registered)	Miscellaneous expenses	
£0-£200,000	£495 plus VAT	£75.00 plus VAT <i>(assuming one ID check and one electronic transfer)</i>	£114	£684	£7.20 (inclusive of VAT)	£305.84 (inclusive of VAT)	£30 (or £20 if borrowing is below £100,001)	£18.00 (inclusive of VAT)	£1,045.04
£200,001-£300,000	£595 plus VAT	The sum of £75 is made up as follows:- <ul style="list-style-type: none"> • Arranging ID verification check = <u>£10 plus VAT</u> per individual • Arranging electronic money transfer - <u>£40 plus VAT</u> per transfer • File/document storage fee = <u>£25 plus VAT</u> 	£134	£804	If additional documents are referred to in the title and required, there would be an additional fee of £4.80 (inclusive of VAT) per document	The estimate of £305.84 is made up as follows: <ul style="list-style-type: none"> • *Current Basingstoke & Deane fees of <u>£165.84</u> (inclusive of VAT) given as example • **Environmental, Chancel, drainage and water fees – estimate of <u>£140</u> (including VAT) 	£40	<ul style="list-style-type: none"> • HM Land Registry search fee (£3 plus VAT), • Bankruptcy search fee (£2 plus VAT) • LMS fee, if applicable lender (£10 plus VAT) 	£1,175.04
£300,001-£400,000	£695 plus VAT		£154	£924			£40		£1,295.04
£400,001-£500,000	£795 plus VAT		£174	£1,044			£40		£1,415.04
£500,001 +	0.2% of the property value Eg. £1,500 plus VAT if property value is £750,000		£315	£1,890			£60 up to £1m borrowing OR £125 if borrowing is £1,000,001+		£2,281.04 (if borrowing of £750,000)

LEASEHOLD MORTGAGE / REMORTGAGE ESTIMATE

PROPERTY VALUE	LAMB BROOKS FEES				PAYMENTS TO THIRD PARTIES WE MAKE ON YOUR BEHALF					TOTAL ESTIMATE (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry Fees for title documents	*Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is registered)	Miscellaneous expenses	***Leasehold expenses (please see further leasehold information below this table)	
£0-£200,000	£690 plus VAT	£75.00 plus VAT (assuming one ID check and one electronic transfer)	£153	£918	£7.20 (inclusive of VAT)	£305.84 (inclusive of VAT)	£30 (or £20 if borrowing is below £100,001)	£18.00 (inclusive of VAT)	£300 (inclusive of VAT)	£1,579.04
£200,001-£300,000	£790 plus VAT	The sum of £75 is made up as follows:- <ul style="list-style-type: none"> • Arranging ID verification check = <u>£10 plus VAT</u> per individual • Arranging electronic money transfer - <u>£40 plus VAT</u> per transfer • File/document storage fee = <u>£25 plus VAT</u> 	£173	£1,038	If additional documents are referred to in the title and required, there would be an additional fee of £4.80 (inclusive of VAT) per document	The estimate of £305.84 is made up as follows: <ul style="list-style-type: none"> • *Current Basingstoke & Deane fees of <u>£165.84</u> (inclusive of VAT) given as example • **Environmental, Chancel, drainage and water fees – estimate of <u>£140</u> (including VAT) 	£40	<ul style="list-style-type: none"> • HM Land Registry search fee (£3 plus VAT), • Bankruptcy search fee (£2 plus VAT • LMS fee, if applicable lender (£10 plus VAT) 	Made up as follows: <ul style="list-style-type: none"> • Landlord /Managing Agent/ Management company – Notice of Charge fee – estimate of £150 (inc VAT) • Landlord / Managing Agent / Management Company – Certificate of Compliance fee – estimate of £150 (inc VAT) 	£1,709.04
£300,001-£400,000	£890 plus VAT		£193	£1,158			£40			£1,829.04
£400,001-£500,000	£990 plus VAT		£213	£1,278			£40			£1,949.04
£500,001 +	0.2% of the property value plus £195 plus VAT		£354	£2,124			£60 up to £1m borrowing			£2,815.04 (if borrowing of £750,000)
	Eg. £1,695 plus VAT if property value is £750,000						OR £125 if borrowing is £1,000,001+)			

VAT is charged at the current standard rate of 20%

*Local Search Fee:

This is dependent upon where the property being mortgaged/remortgaged is located as each Local Authority has its own charge. These can range from £50 to £400, dependent upon the Local Authority, but you should be able to ascertain the Local Authority's cost by visiting its website. Please note that when we invoice you, VAT is charged on the local land register searches element which local authorities do not generally add VAT to. With Basingstoke & Deane for example, as at November 2020, a local authority search would cost £165.84 (The standard search fee of £157.70 plus £8.24 VAT (the £8.24 is VAT on the local land charges register element of £41.20)

It may be the case that the new Lender will accept indemnity insurance in place of obtaining the local authority search – the premium for this will depend upon the value of the property, your lender's requirements and the indemnity insurer's requirements.

**Environmental, Chancel, Water & Drainage Search fees:
£140.00 inc VAT* estimated as dependent upon search provider's charges at the time.
VAT is charged at the current standard rate of 20%

It may be the case that the new Lender will accept indemnity insurance in place of obtaining these searches – the premium for this will depend upon the value of the property, your lender's requirements and the indemnity insurer's requirements

***Leasehold Expenses

If the property is leasehold there are certain expenses which will no doubt be required as set out in the lease for the property as well as in the Landlord/Managing Agent/Management Company information/documents. Typical expenses in this regard are set out below. However, please note that this is not exhaustive and we can only inform you of the same once known:

- Landlord/Managing Agent/Management Company Notice of Charge Fee – Often between £100.00 – £200.00 inc VAT* (estimate of £150 inc VAT is included in the table above)
- Landlord/Managing Agent/Management Company Certificate of Compliance Fee – Often between £100.00 – £200.00 inc VAT* (estimate of £150 inc VAT is included in the table above)

VAT included is charged at the current standard rate of 20%

Such expenses vary from property to property and can, on occasion, be significantly more than the ranges given above.

Further Notes on Conveyancing Fees

The costs given in the tables above assume that:

- This is a standard transaction and that no unforeseen matters arise including, for example, (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction– if this is not the case, there would be an increase in the costs above;*
- The property comprises registered land – if the property is unregistered, there would be an increase in the costs above;*
- For a leasehold transaction - that this is for the assignment of an existing lease that is not a 'Shared Ownership' lease and is not the grant of a new lease – if this is not the case, there would be an increase in the costs above;*
- The transaction is concluded in a timely manner and no unforeseen complication arises– if this is not the case, there would be an increase in the costs above;*
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties– if this is not the case, there would be an increase in the costs above;*
- All required planning permission(s) and/or building regulations document(s) are provided – if this is not the case, there would be an increase in the costs above;*

- g) All required documents have been provided – if this is not the case, there would be an increase in the costs above;*
- h) No indemnity policies are required – if this is not the case, there would be an increase in the costs above;*
- i) Any Third Parties involved provide required information/documents in a timely manner;*
- j) Any mortgage lender involved is a High Street lender providing a normal/standard product – if this is not the case, there would be an increase in the costs above.*
- k) No Government Help To Buy Scheme/Product etc is involved – if this is not the case, there would be an increase in the costs above.*
- l) No Gifter is involved – if this is not the case, there would be an increase in the costs above;*
- m) No second loan/charge is required – if this is not the case, there would be an increase in the costs above;*
- n) The transaction does not comprise/involve out of the norm matters eg Right to Buy, Auction property, Repossessed property etc – if this is not the case, there would be an increase in the costs above;*
- o) No personal attendance at the property or with yourself is required – if this is not the case, there would be an increase in the costs above.*

For a bespoke Costs Estimate please contact our Property Law Team who will be happy to take your information and respond with a tailored Estimate.

Please call us on Tel: **01256 844888**, email enquiries@lambbrooks.com or speak to our online chat assistant and our Property Law Team will endeavour to respond promptly.

Each fee earner in our Residential Property Law Team has more than 20 years' experience in delivering high quality work in all matters relating to Residential Conveyancing.

As a department, the fee earners have over 100 years' property experience!

We have four fee earners who may manage your property matter:

- Sheena Aston - Partner, Solicitor and Head of the Residential Property Law Team
- Nigel Bourne - Partner and Solicitor
- Jeanette Frangou ACILEx - Associate member of the Chartered Institute of Legal Executives
- Janine Pendry-Clark – Associate and Chartered Legal Executive

The department are also supported by a team of able assistants (Lauren Fletcher, Donna Fairhead, Becca Pumford, Karen Perren, Joanne Hammans and Grace Podbury) who are supervised by Sheena Aston, Partner and Head of the Residential Property Law Team.