

At SP Law we pride ourselves on being transparent and informing you of our costs at the outset. We offer conveyancing services on a fixed fee basis.

Please note that we do not deal with Shared Ownership or New Build Property work and will not be able to assist you.

Our charges can be set out as follows:-

Sales

Sale Price (£)	0 - 200,000	200,001 - 350,000	350,001 - 500,000	500,001 - 750,000	750,001 - 1,000,000	1,000,000 +
Our Fees	£845.00	£995.00	£1145.00	£1445.00	£1,750.00	POA
VAT	£169.00	£199.00	£229.00	£289.00	£350.00	POA
Lender's Discharge fee	£125.00	£125.00	£125.00	£125.00	£125.00	£125.00
VAT	£25.00	£25.00	£25.00	£25.00	£25.00	£25.00
Lease	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00
VAT	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00
Client Identity Admin Fee (per person)	£15.00	£15.00	£15.00	£15.00	£15.00	£15.00
VAT	£3.00	£3.00	£3.00	£3.00	£3.00	£3.00
Bank Transfer Charge	£45.00	£45.00	£45.00	£45.00	£45.00	£45.00
VAT	£9.00	£9.00	£9.00	£9.00	£9.00	£9.00

You will also be required to pay for up to date copies of the Title Deeds. Typically the charge will be £6.00 and this includes a copy of the Register of Title and Filed Plan. Where additional documents are required HM Land Registry charges £3.00 per document (for example a copy of a lease or supplemental conveyance or transfer deed).

On leasehold properties, there may be additional charges required under the Lease. These are usually payable to the landlord and/or a management company. As soon as we know what these are we will let you know.

You will also need to factor in the cost of your estate agents commission (should you have sold your property via an estate agent).

If the transaction falls through before completion, then we will charge a proportion of our fee plus VAT and any disbursements which we have paid out on your behalf. We also offer a 'No Sale No Fee' service. Please ask us for more details if you are interested in this.

Purchase

Property Purchase Price (£)	0 - 200,000	200,001 - 350,000	350,001 - 500,000	500,001 - 750,000	750,001 - 1,000,000	1,000,001 +
Our Fees	£995.00	£1195.00	£1395.00	£1695.00	£1,995.00	POA
VAT	£199.00	£239.00	£279.00	£339.00	£399.00	tba
Client Identity and Funds Verification Admin Fee (per person)	£25.00	£25.00	£25.00	£25.00	£25.00	£25.00
VAT	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00
Mortgage	£200.00	£200.00	£200.00	£200.00	£200.00	£200.00
VAT	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00
SDLT Fee	£175.00	£175.00	£175.00	£175.00	£175.00	£175.00
VAT	£35.00	£35.00	£35.00	£35.00	£35.00	£35.00
Bank Transfer Charge	£45.00	£45.00	£45.00	£45.00	£45.00	£45.00
VAT	£9.00	£9.00	£9.00	£9.00	£9.00	£9.00
Lease	£400.00	£400.00	£400.00	£400.00	£400.00	£400.00
VAT	£80.00	£80.00	£80.00	£80.00	£80.00	£80.00

In a typical purchase transaction the likely disbursements will include:-

1. Search costs – typically £165.00 but may vary dependent on requirements at the time
2. Where you are purchasing a property with the aid of a mortgage there will be an additional administration fee payable. This is to cover the admin costs of software used to assist in dealing with mortgage lender compliance issues
3. Land Registry Priority Search - £3.00 per title

4. Bankruptcy Search - £2.00 (per person)
5. Stamp Duty – this will vary based on the amount you are purchasing the property for and is also affected by other matters. As a starting point please refer to the HMRC Stamp Duty Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> .
6. Land Registration Fee – this will vary based on the amount you are purchasing the property for and will typically be in the region of £100 to £500. More information can be found at <http://landregistry.data.gov.uk/fees-calculator.html>

If the transaction falls through before completion, then we will charge a proportion of our fee plus VAT and any disbursements which we have paid out on your behalf. We also offer a 'No Purchase No Fee' service. Please ask us for more details if you are interested in this.

Remortgage and Transfer of Equity

Fees	Transfer Only	Remortgage Only	TOE & Remortgage Combined
Basic Fees	£700.00	£700.00	£1250.00
VAT	£140.00	£140.00	£250.00
Client Identity and Funds Verification Admin Fee (per person)	£25.00	£25.00	£25.00
VAT	£5.00	£5.00	£5.00
Dealing with current Lender/Redemption	£125.00	£125.00	£125.00
VAT	£25.00	£25.00	£25.00
Dealing with consideration/Source of Funds	£100.00	£100.00	£100.00
VAT	£20.00	£20.00	£20.00
Dealing with Non-High Street Lender	N/A	£400.00	£400.00
VAT	N/A	£80.00	£80.00
SDLT Fee	£175.00	N/A	£175.00
VAT	£35.00	N/A	£35.00
Bank Transfer Charge	£45.00	£45.00	£45.00
VAT	£9.00	£9.00	£9.00
Leasehold Supplement	£250.00	£250.00	£250.00
VAT	£50.00	£50.00	£50.00
Dealing with 3rd Party & RX3 for Restriction Removal	£175.00	£175.00	£175.00
VAT	£35.00	£35.00	£35.00
Dealing with HCA/Target/Government Restriction or Redemption	£350.00	£350.00	£350.00
VAT	£70.00	£70.00	£70.00
Considering Tenancy Agreements (per agreement)	£250.00	£250.00	£250.00
VAT	£50.00	£50.00	£50.00

Disbursements

Office Copies (each)	£3.00	£3.00	£3.00
Local Authority, Environmental, Water/Drainage searches	c. £165.00	c. £165.00	c. £165.00
Chancel Indemnity (if applicable)	£15.06	£15.06	£15.06
No Search Indemnity	N/A	c.£30.00	c.£30.00
Insolvency Act Indemnity	N/A	c. £140.00	c. £140.00
Official Search	£3.00	£3.00	£3.00
Bankruptcy Search (Per Person)	£2.00	£2.00	£2.00
Land Registration Fee	TBC	TBC	TBC
Stamp Duty	TBC	N/A	TBC

Service Information

There is no denying that the conveyancing process can be an incredibly stressful time. We cannot promise to always eliminate that completely, but we will do our utmost to reduce it so far as possible.

The above prices are given on the basis that the transaction proceeds smoothly and is straight forward. If additional and unexpected works are required to be completed during the course of your transaction, we reserve the right to make additional charges. These charges can be found in our Schedule of Additional Charges which can be viewed by going to this page link <https://sp-law.co.uk/wp-content/uploads/2022/06/Schedule-of-Additional-Charges.pdf>. Please note that this list is not exhaustive.

In order to help us deliver the high standards of service we aim to deliver, we have invested in and developed our own bespoke case management system to make the home buying and selling process more efficient.

When instructing SP Law, you will be assigned a case handler who will provide you with a direct dial telephone number and an email address to improve the flow of information.

The key stages in a typical sale and purchase transaction can be found in our *[Guide to Buying and Selling Your Home](https://sp-law.co.uk/wp-content/uploads/2019/02/How-to-Buy-and-Sell-Guide.pdf)* (view this guide by going to this page link <https://sp-law.co.uk/wp-content/uploads/2019/02/How-to-Buy-and-Sell-Guide.pdf>). This will provide you with more information on the process and work involved in your matter.

Please note that the likely timescale to completion depends upon a number of factors, some of which are beyond our control, but an average transaction takes 12-16 weeks from our receipt of the contract papers from the seller's solicitors or issue of contract papers to the buyer's solicitors. Please note that some industry stakeholders are still being effected by the impact of COVID-19 and this is having a knock on effect in regards to timescales and causing some delay.

Our offices are centrally located, and we have free on street parking.

Please take a look at our Google Reviews or visit our Facebook Page for feedback from our previous clients.

Our Team

Sundip Patel – Director and Solicitor with nearly 20 years' experience in dealing with residential conveyancing and commercial property.

Mark Normansell – Director and Licensed Conveyancer with over ten years' experience in residential conveyancing.

Annabel Campbell – Solicitor with nearly 10 years' experience in dealing with residential conveyancing.

Helen Williams – Conveyancer with over 35 years' experience.

Karen Lacey – Senior Conveyancing Assistant with nearly 30 years' experience in residential conveyancing.

Katie-Louise Wills – Katie is new to the team joining us in December 2021 as a Conveyancing Admin Assistant. Welcome to the team Katie!