

## **Bradberrys solicitors LLP**

### **FEES FOR QUOTATIONS FOR RESIDENTIAL CONVEYANCING Exclusive of VAT**

<b>Prices up to</b>	<b>F/H Purchase</b>	<b>F/H Sale</b>	<b>L/H Purchase</b>	<b>L/H Sale</b>
<b>£500,000</b>	£995.00	£850.00	£1095.00	£950.00
<b>£1,000,000</b>	£1250.00	£1000.00	£1500.00	£1250.00
<b>Over £1,000,000</b>	<b>Please call or email to discuss for both sales and purchases –</b> <a href="mailto:mala@bradberrys.co.uk">mala@bradberrys.co.uk</a> or <a href="mailto:sharon@bradberrys.co.uk">sharon@bradberrys.co.uk</a>			

#### ***ADDITIONAL COSTS***

*We reserve our right to charge expedition fees, additional costs for newbuild properties, equity loans, non-standard indemnity policies and title issues and such.*

#### ***LENDERS COSTS***

*We also charge additional costs starting from **£295 plus VAT** for acting for lenders on standard purchases, any corporate or commercial borrowing is charged on the basis of the lender's requirements.*

*On sales we will charge a redemption costs per lender and charge or restriction with a minimum of £150 plus VAT.*

**All Leasehold properties also incur costs in accordance with the lease requirements  
We may layout our costs in a different way on your invoice and does not include costs  
for Enhanced AML compliance.**

#### **Disbursements inc. uplift with COSTS element including VAT**

##### **All matters**

<b>ID checks</b>	<b>£10 per person</b>
<b>Lawyer Checker</b>	<b>£20 per party</b>

##### **Sale -**

<b>CHAPS Bank Charges:</b>	<b>£48.00 per payment</b>
<b>Official Copies of Title:</b>	<b>£7.20 per document</b>

##### **All Purchases -**

<b>Bank Charges</b>	<b>£48.00 per payment</b>
<b>Local Authority Search:</b>	<b>Dependant on Local Authority</b>
<b>Environmental Search:</b>	<b>£61.80 approx.</b>
<b>Drainage Search:</b>	<b>Dependant on Service provider</b>
<b>Chancel Indemnity</b>	<b>£24.00 approx.</b>
<b>Search Processing Fee:</b>	<b>£36.00 per transaction</b>
<b>Bankruptcy Search</b>	<b>£3.10 per person</b>
<b>Land Registry Search</b>	<b>£4.20 per search</b>

***THERE MAY BE ADDITIONAL SEARCHES BASED ON THE INITIAL MANDATORY SEARCHES***

***Land Registry and Stamp Duty may also be applicable.***

SDLT Calculator

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

HMRC Land Registry Fee Calculator

<https://landregistry.data.gov.uk/fees-calculator.html>