



# THE WALKERS PARTNERSHIP

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## Conveyancing Pricing

2-3 Fish Hill, Royston,  
Hertfordshire SG8 9JY

Phone 01763 241 121  
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## Conveyancing Fees

### Freehold Sale

#### Property Value

Up to £250,000

£250,000 - £500,000

£500,000 - £1,000,000

£1,000,000 plus

#### Our Fees

£675.00 plus VAT

£750.00 plus VAT

£800.00 plus VAT

Please contact us for a precise quote

In addition there are the following costs and disbursements to take into account, such as:-

Land Registry Office Copy Entries	£6.00
Copy documents from Land Registry (if required)	£3.00
Bank Transfer Charges – per transfer	£35.00 plus VAT
Electronic ID check – if necessary	£10.00 plus VAT
Duplicate building regulation compliance certificates, costs of which vary.	

You will also need to bear in mind any Estate Agent's commission which will be payable.

### Leasehold Sale

In addition to the above for a freehold sale please add £200.00 plus VAT to our fees.

You will also need to budget for the Management Company/Landlord's fees for providing a sales pack. The costs of this can vary greatly depending upon the Management Company/Agent/Landlord but can vary between £100.00 and £500.00.

## Freehold purchase

### Property Value

Up to £250,000

£250,000 - £500,000

£500,000 - £1,000,000

£1,000,000 plus

### Our Fees

£750.00 plus VAT

£800.00 plus VAT

£850.00 plus VAT

Please contact us for a precise quote

In addition there are the following costs and disbursements to take into account, such as:-

Land Registry fee, depending on value (These fees are set by the Land Registry)	£20.00 - £950.00
Search fees (depending on location of property) (The Local Search is set by the appropriate Local Authority and the Water/Drainage. Search will also vary according to the Water Provider)	Approx. £300.00
Bank Transfer Charges – per transfer	£35.00 plus VAT
Electronic ID check – if necessary	£10.00 plus VAT
Official Searches (for up to two individuals) -	£3.00 - £7.00

You will also need to take into account Stamp Duty which will vary according to the value of the property and whether you are a first time buyer or purchasing an additional property.

## Leasehold Purchase

In addition to the above for a freehold purchase please add £200.00 plus VAT to our fees.

You will also need to take into account the following:-

Notice of transfer and charge fees/deed of covenant fees/certificate of compliance fees. These are set by the Management Company/Agent/Landlord. They can vary but each fee is often between £20.00 and £100.00.

## Re-Mortgage

Our legal fees will be £400.00 plus VAT.

In addition there are the following costs and disbursements to take into account, such as:-

Land Registry Office Copy Entries	£6.00
Copy documents from the Land Registry (if required)	£3.00 per document
Land Registry fee, depending on value, (These fees are set by the Land Registry)	£20.00 - £125.00
Bank Transfer Charges – per transfer	£35.00 plus VAT
Electronic ID check – if necessary	£10.00 plus VAT
Official Searches (for up to two individuals)	£3.00 - £7.00

Please also note that the new Mortgage Company may require us to carry out searches in which case the additional costs will be approximately £300.00. Alternatively the Lender may be satisfied with a no search indemnity policy the costs of which vary depending upon the value of the property.

Other matters which may affect fees and which are not included in the above may include:-

- New Build or Shared Equity Purchases
- Unregistered Titles
- Defective Titles
- Indemnity Insurance Policies
- Second Charges
- Dealing with Help to Buy Agencies
- Location of Property

If we are referred work by Estate Agents we may be required to pay referral fees. If this is the case we will advise you of the fact and the amount of any fee payable by us to the Estate Agent. This is usually between £125.00 - £250.00 per referral. Please note that this is not payable by you).