



MACLAREN
WARNER

Residential Conveyancing Fees

Our Legal Fees

Legal fees are the costs paid to us as your legal professional for the services carried out. Our legal fees are based on a fixed fee. This is; however, subject to change if the transaction become more complex than anticipated. We will always advise you about any complications and discuss the potential impact on price before any additional charges are incurred.

Our fees for a typical house sale or purchase range from £725.00 + VAT to £4,000.00 + VAT depending on the value of the property and the complexity of the transaction.

Our fees for a typical transfer or re-mortgage range from £500.00 + VAT to £2,500.00 + VAT; again, depending on the value of the property and the complexity of the transaction.

In addition to our fees referred to above, there will also be:

- A) An Onboarding Administration Fee of £30.00 + VAT is charged on each matter. This fee covers the necessary compliance work which is undertaken prior to the legal work commencing e.g. electronic onboarding, AML checks and source of funding investigations.
- B) A Bank Transfer Fee of £40.00 + VAT where funds need to be transferred to you or a third party (e.g. a solicitor or estate agent). This fee will be Incurred per payment.

If your transaction does not proceed to completion, you will be charged a proportion of the legal fees shown on the estimate given, based on how far your transaction has progressed.

VAT is charged on our fees at the rate which is payable at the time you are billed. The current rate payable is 20%.

Disbursements and payments to third parties

Disbursements are payments made by us to a third party on your behalf, which are then reimbursed by you. The following are examples of payments (inclusive of VAT and administration fees) which may apply to your transaction; however, the list is not exhaustive:

- Search Fees - approximately £400.00 to include a Local, Drainage, Environmental, Mining Search and a Chancel Indemnity Policy.
- Land Registration Fee - This fee is dependent on the value/purchase price/loan amount being taken out on the property. Whether the title is registered or unregistered can also change the amount payable. Please visit the HM Land Registry Calculator in this respect - [Fees Calculator](#).
- Land Registry Search Fee - £8.80 per title.
- Office Copies - £8.80 per document.
- Bankruptcy Fee - £7.80 per person.
- Donor ID Check - £5.40 per person.
- Company ID Check - £20.10 per company.
- Stamp Duty Land Tax/Land Transaction Tax - This fee is dependent on the purchase price of the property as well as your personal circumstances. Please visit the

HMRC/LLT Calculator in this respect. [Calculate Stamp Duty Land Tax \(SDLT\)/ Calculate Land Transaction Tax | GOV.WALES](#)

- Payments to a Management Company e.g. Management Pack, Notice Fee, Deed of Covenant Fee and/or Certificate of Compliance Fee - these fees can only be confirmed by the Management Company.
- InfoTrack Administration Fees - £12.00 per matter.
- Index Map Search - £9.80 per search.
- Energy Performance Certificate - £86.92.
- Lawyer Checker - £18.00 per representative.
- LMS Administration Fee - £42.00.
- Company Insolvency Report - £5.00.
- Company Filing Fee - £15.00.
- Armalytix Report - £12.00.
- Client Bank Account Checker - £3.00 per account.

Please note: the above costs are subject to change by the suppliers. We will always advise you and discuss the potential impact on price before any additional charges are incurred.

You should also be aware that if you are purchasing a leasehold property, Ground Rent and Service Charge payments are likely to apply throughout your ownership of the property and may be payable in advance on completion. We will confirm the Ground Rent and the anticipated Service Charge as soon as we receive this information.

Example Estimate

For a purchase of a registered freehold property in Ilkeston at a price of £250,000.00, where the sole purchaser is considered a first time buyer for SDLT purposes and is having a mortgage, our estimate would be as follows:

Fees

Legal Fees and Expenses	Value	VAT	Totals
Conveyancer's Fee	£870.00	£174.00	£1,044.00
Bank Transfer Fee (£48 per transfer)	£40.00	£8.00	£48.00
Onboarding Fee	£30.00	£6.00	£36.00
Using a Lender	£50.00	£10.00	£60.00
Total	£990.00	£198.00	£1,188.00

Disbursements	Value	VAT	Totals
Land Registration Fee (Registered Property)	£150.00	£0.00	£150.00
Stamp Duty	£0.00	£0.00	£0.00
Regulated Local Search	£91.50	£18.30	£109.80
Drainage & Water Search	£96.19	£19.24	£115.43
Groundsure Environmental Search	£89.08	£17.82	£106.90
Groundsure Mining Search	£39.90	£7.98	£47.88
Chancel Indemnity Policy (if required)	£17.22	£0.00	£17.22
Land Registry Search (£8.80 per title)	£8.80	£0.00	£8.80
Lawyer Bank Account Checker	£15.00	£3.00	£18.00
Client Bank Account Check (per account)	£2.50	£0.50	£3.00
InfoTrack Admin Charge	£10.00	£2.00	£12.00
Land Charges Search (£7.80 per person)	£7.80	£0.00	£7.80
Total	£527.99	£68.84	£596.83

Grand Total	£1,517.99	£266.84	£1,784.83
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How to obtain an Estimate of Costs

There are three ways to obtain a tailored estimate of our charges:

1. The easiest way to obtain an estimate is by using our free online estimate calculator.
2. Emailing our offices on one of the following email addresses:
 - Ilkeston@maclarenwarner.co.uk
 - Eastwood@maclarenwarner.co.uk
 - Castledonington@maclarenwarner.co.uk
3. Telephoning our offices on 01159 304994 (Ilkeston branch) or 01773 713846 (Eastwood branch).

How long will my matter take?

Assuming matters proceed smoothly, we would anticipate completion to take place within approximately 10 to 16 weeks for a Sale/Purchase and within approximately 8 to 12 weeks for a Transfer/Re-Mortgage. Please note that this estimate is subject to change depending on the complexity of the transaction and the involvement of third parties.

What legal work will be carried out for me?

The key stages of the process are as follows:

Sale

- Take your instructions and send you a quote.
- Send electronic onboarding documentation for you to complete.
- Obtain title information and details of any mortgage on the property.
- Send out the Contract Pack to the buyers solicitors.
- Reply to any enquiries raised by the buyer's solicitors.
- Send out documentation to you for signature and return.
- Discuss and agree completion dates with all parties.
- Undertake pre-completion searches and compliance checks.
- Exchange Contracts making the agreed completion date legally binding.
- Complete the transaction.

Purchase

- Take your instructions and send you a quote.
- Send electronic onboarding documentation for you to complete.
- Check finances are in place to fund purchase.
- Review the Contract Pack received from the sellers solicitors.
- Instigate searches.
- Make any necessary enquiries of seller's solicitors.
- Submit to you the title report for the property you are proposing to purchase.
- Review the results of the searches and report to you on the findings.
- Review the mortgage offer received from your lender and report to you on the terms of the same.
- Review the replies to enquiries received from the sellers solicitors and report to you on the same.
- Send out documentation to you for signature and return.
- Discuss and agree completion dates with all parties.
- Undertake pre-completion searches and compliance checks.
- Exchange Contracts making the agreed completion date legally binding.
- Complete the transaction.
- Register the purchase with HM Land Registry.

Transfer/Re-Mortgage

- Take your instructions and send you a quote.
- Send electronic onboarding documentation for you to complete.
- Obtain title information and details of any mortgage on the property.
- Instigate searches (if required).
- Review the mortgage offer received from your lender and report to you on the terms of the same.
- Review the results of the searches and report to you on the findings.
- Send out documentation to you for signature and return.
- Discuss and agree completion dates with all parties.
- Undertake pre-completion searches and compliance checks.
- Exchange Contracts making the agreed completion date legally binding.
- Complete the transaction.
- Register the purchase with HM Land Registry.

Who will be dealing with my matter?

For further information about the members of the team who may work on your matter, including experience and qualification, please view our [Meet the Team](#) webpage.

All of our residential conveyancing transactions will be supervised by a Director of the firm. Sarah Southall, Head of Conveyancing, supervises all residential conveyancing matters undertaken by other team members and is also the Senior Responsible Person (SRO) under our Conveyancing Quality Scheme (CQS) accreditation. Any matters undertaken by Sarah will be supervised by Paul Dodds, Head of Legal.