

## CONVEYANCING CHARGES RESIDENTIAL FROM NOVEMBER 2023

### RESIDENTIAL PROPERTY

Up to £250,000 sale or purchase	£875.00	Plus £175.00 VAT
£250,001-£500,000 sale or purchase	£925.00	Plus £185.00 VAT
£500,001 - £1,000,000 sale or purchase	£1,025.00	Plus £205.00 VAT
Over £1,000,000 sale or purchase	£1,325.00	Plus £265.00 VAT
Over £2,000,000 sale or purchase	£2,100.00	Plus £420.00 VAT
Over £3,000,000 sale or purchase	0.125%+ of sale/purchase price plus VAT	
<b>New Build Purchase</b>	<b>Additional £200.00</b>	Plus £40.00 VAT
<b>Leasehold Property</b>	<b>Additional £200.00</b>	Plus £40.00 VAT
<b>First Registration</b>	<b>Additional £250.00</b>	Plus £50.00 VAT
<b>Expedited Exchange or Completion</b>	<b>Additional £250.00</b>	Plus £50.00 VAT

### Other

Amendment of Name at Land Registry	£75.00	Plus £15.00 VAT
Mortgages/Re-mortgages	£500.00	Plus £100.00 VAT
Transfer of Equity & re-mortgage	£550.00	Plus £110.00 VAT
Transfer of Equity <b>NO</b> re-mortgage	£450.00	Plus £90.00 VAT

### SOUTHEND-ON-SEA OFFICE

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## Disbursements Table

<b>Search Fees on purchase only</b>	These can range between £250–£500.00 dependent on the local authority and the searches revealed by the Property and location
<b>Office copy documents on sale only</b>	£3.60 per document
<b>Electronic Money transfer fee (including VAT) on sale and/or purchase</b>	£42.00
<b>Land Registry fee on purchase only</b>	This will depend on the value of the Property and you can calculate the amount you need to pay by using <a href="http://www.landregistry.gov.uk/professional/fees/fees-calculator">www.landregistry.gov.uk/professional/fees/fees-calculator</a>
<b>Stamp Duty Land Tax on purchase only</b>	This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website
<b>Land registry priority search on purchase only</b>	£3.60 per property
<b>Bankruptcy search on purchase only</b>	£2.40 per name (if mortgage)

If leasehold there would be the further anticipated disbursements\* payable:

<b>Management Pack on sale only</b>	This is the fee of the landlord or the management company to provide the management pack and the fee is dependent on their costs and can range between £200 plus VAT to £600 plus VAT.
<b>Notice of transfer fee on purchase only</b>	This fee is set out in the lease or as advised by the landlord/management company and can range between £25.00 plus VAT to £150.00 plus VAT
<b>Notice of charge fee (if the property is to be mortgaged) on purchase only</b>	This fee is set out in the lease or as advised by the landlord/management company and can range between £25.00 plus VAT to £150.00 plus VAT
<b>Deed of covenant fee on purchase only</b>	This fee is provided by the management company or landlord for the property and can be difficult to estimate. Often it is between £100 plus VAT–£300 plus VAT
<b>Certificate of compliance fee on purchase only</b>	To be confirmed upon receipt of the lease, as can range between £100 plus VAT to £200 plus VAT
<b>Licence to Assign fee on purchase only</b>	To be confirmed upon receipt of the lease, this is usually prepared by the Landlord's solicitors and their fees can range between £500.00 plus VAT to £900 plus VAT

\*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

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