

Example prices

In addition to providing customised fixed fee quotes, the examples below describe the component parts of each section of the quote along with typical prices.

SALE ESTIMATE EXAMPLE

CONTACT DETAILS		CLIENT DETAILS	
REPLY TO	DP Conveyancing	Example	To Be Confirmed
ASK FOR	DP Conveyancing	Example@example.com	
TEL	0191 404 6809		
EMAIL	enquiries@dpconveyancing.com		
YOUR REF	DPC-599988		
DATE	06 December 2018		
SALE DETAILS			
SALE OF	To Be Confirmed		
PRICE	£100,000		
TYPE	Freehold Sale		
YOUR SALE FEES			
PROFESSIONAL CHARGES	COST	VAT	
Legal Fee			
Bank Transfer Fee	£25.00	£5.00	
Client ID Check (Per Person)	£15.00	£3.00	
THIRD PARTY DISBURSEMENTS*			
Office Copy Entries	£6.00	£0.00	
E-Conveyancing 24/7 on-line case tracking	£30.00	£0.00	
SALE TOTAL	£486.00	£90.00	
TOTAL (Inc VAT)	£576.00		

The legal fee varies depending on the value of the property for sale, for example:

£610 for a property up to £150,000 & £625 for a property between £150,000 & £250,000 etc.

Please note: These are figures for illustrative purposes only and your actual quote 'on the day' will have the exact figures, to ensure all fees are transparent and accurate.

The bank transfer fee (TT fee) relates to charges applied by banks to transfer large sums of money between bank accounts, and is £25.

This cost relates to Identity checks we are required to do, and is £15 per person.

Disbursements are the fees and taxes that we must pay to other organisations or third parties as part of the conveyancing process.

This relates to payments we need to make to the Land Registry to confirm that you are the legal owner of the property being sold.

This relates to the electronic conveyancing system that radically improves communication with you, estate agents, other solicitors etc. as well providing 24/7 visibility of where your case is at.

Legal Fee – Post-Completion may be present on the Quote - Splitting the legal fee saves you money, in the event that the Sale or Purchase does not complete. Most conveyancing work is done during pre-completion, but post-completion may include:

Registration at HM Land Registry, File Stamp Duty Land Tax Return with HMRC and pay any tax due, activation of Indemnity Policies, issuing notice of assignment to landlords or managing agents, sending post-completion documents to other solicitors, redeeming charges on title, settling the estate agents invoice, settling service charge and ground rent arrears, register the Declaration of Trust (if Tenants in Common) etc etc.

If a file does not complete and the client does not move house, then Post-completion is not carried out. Therefore, by splitting the legal fee into pre and post-completion, this makes it easy to split the bill and ensures that clients do not pay for a service they have not used.

JUST A LITTLE
Reminder

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Quote button

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PURCHASE ESTIMATE EXAMPLE

CONTACT DETAILS	
REPLY TO	DP Conveyancing
ASK FOR	DP Conveyancing
TEL	0191 404 6809
EMAIL	enquiries@dpconveyancing.co.uk
YOUR REF	DPC-600030
DATE	06 December 2018

PURCHASE DETAILS	
PURCHASE OF	To Be Confirmed
PRICE	£100,000
TYPE	Freehold Purchase

YOUR PURCHASE FEES		
PROFESSIONAL CHARGES	COST	VAT
Legal Fee		
Bank Transfer Fee	£25.00	£5.00
Stamp Duty Land Tax Return Fee	£25.00	£5.00
Client ID Check (Per Person)	£15.00	£3.00
THIRD PARTY DISBURSEMENTS*		
Bankruptcy Search	£4.00	£0.00
Land Registry Search Fee	£3.00	£0.00
Best Practice Search Pack	£174.00	£0.00
E-Conveyancing 24/7 on-line case tracking	£36.00	£0.00
Land Registry Fee (Electronic)	£40.00	£0.00
Stamp Duty Land Tax	£0.00	£0.00
PURCHASE TOTAL	£772.00	£103.00
TOTAL (Inc VAT)	£875.00	

The legal fee varies depending on the value of the property for purchase, for example:

£650 for a property up to £150,000 & £670 for a property between £150,000 & £250,000 etc.

Please note: These are figures for illustrative purposes only and your actual quote 'on the day' will have the exact figures, to ensure all fees are transparent and accurate.

The bank transfer fee (TT fee) relates to charges applied by banks to transfer large sums of money between bank accounts, and is £25.

The SDLT fee relates to submission to the Inland Revenue on your behalf (The taxman requires this form regardless of whether you actually pay Stamp Duty or not).

This cost relates to Identity checks we are required to do, and is £15 per person.

Disbursements are the fees and taxes that we must pay to other organisations or third parties as part of the conveyancing process.

This relates to payments we need to make on behalf of your mortgage lender to check that you have not been declared bankrupt.

Payment goes to secure your purchase at the Land Registry prior to registration.

This relates to the electronic conveyancing system that radically improves communication with you, estate agents, other solicitors etc. as well providing 24/7 visibility of where your case is at.

This relates to fee we have to pay to the Land Registry to amend Land Registry documentation for change of ownership, and depends on the value of the property.

This is the tax that as to be paid to the HMRC.

This relates to the cost of carrying out searches which are enquiries submitted to various authorities which provide you with crucial information about the property you plan to purchase. The authorities include Local Councils, the Environmental Agency, and Coal & Water Authorities.

We DO NOT charge additional fees for the Search Report.

Legal Fee – Post-Completion may be present on the Quote - Splitting the legal fee saves you money, in the event that the Sale or Purchase does not complete. Most conveyancing work is done during pre-completion, but post-completion may include:

Registration at HM Land Registry, File Stamp Duty Land Tax Return with HMRC and pay any tax due, activation of Indemnity Policies, issuing notice of assignment to landlords or managing agents, sending post-completion documents to other solicitors, redeeming charges on title, settling the estate agents invoice, settling service charge and ground rent arrears, register the Declaration of Trust (if Tenants in Common) etc etc.

If a file does not complete and the client does not move house, then Post-completion is not carried out. Therefore, by splitting the legal fee into pre and post-completion, this makes it easy to split the bill and ensures that clients do not pay for a service they have not used.

Example prices

TRANSFER OF EQUITY EXAMPLE

CONTACT DETAILS	
REPLY TO	DP Conveyancing
ASK FOR	Dawn Pickett
TEL	0191 404 6809
EMAIL	enquiries@dpconveyancing.co.uk
YOUR REF	DPC-599962
DATE	06 December 2018

TRANSFER DETAILS	
TRANSFER OF	To Be Confirmed
PRICE	£140,000
TYPE	Freehold Transfer

YOUR TRANSFER FEES		
PROFESSIONAL CHARGES	COST	VAT
Legal Fee		
Client ID Check (Per Person)	£15.00	£3.00
THIRD PARTY DISBURSEMENTS*		
E-Conveyancing 24/7 on-line case tracking	£24.00	£0.00
Land Registry Fee (Electronic)	£30.00	£0.00
TRANSFER TOTAL	£369.00	£63.00
TOTAL (Inc VAT)	£432.00	

The legal fee varies depending on the value.

This cost relates to Identity checks we are required to do, and is £15 per person .

Disbursements are the fees and taxes that we must pay to other organisations or third parties as part of the conveyancing process.

This relates to the electronic conveyancing system that radically improves communication with you, estate agents, other solicitors etc. as well providing 24/7 visibility of where your case is at.

Payment goes to Land Registry, to amend the title deeds showing the new owners.

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Timescales

The national average timescale for conveyancing is between 9-10 weeks.

Conveyancing for simple purchase transactions can take just 4-6 weeks but a more complicated transaction can take longer to complete.

Each transaction is unique and delays can be caused due to a number of factors including:

- Multiple properties in 'chains'.
- Low cost / high volume Conveyancing firms on 'the other side' who are slow in responding.
- Delays in completing paperwork by people you are buying from or selling to.
- Conveyancing firms on 'the other side' who still post everything out rather than using email.

Here is a rough estimate of conveyancing timescales to help you guesstimate your future transaction.

Purchase	8 - 10 weeks
Sale	8 - 10 weeks
Purchase Leasehold	9 - 12 weeks
Sale Leasehold	9 - 12 weeks