

Example prices

In addition to providing customised 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	
ASK FOR	DP Conveyancing	To Be Confirmed	
TEL	0191 404 6809	Example@example.com	
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

To get a
customised quote
please use the Instant
Quote button

Example prices

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

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	

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

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

Unusual scenarios

If any of the 3 scenarios below apply to you, please select the links or feel free to give the office a call.

ARE YOU BUYING IN A COMPANY NAME ?

If you are buying in the name of a 'company' then please see this [link](#) before you proceed, and contact our office if you have any questions.

ARE YOU A NON-UK RESIDENT OR



BUYING WITH FUNDS FROM ABROAD?

Please contact our office if any of the scenarios below apply:

- a. You do not have a UK bank account
- b. If some of the funds you are using to buy the property originate from outside of the UK (i.e. from abroad)
- c. If you, or any of the purchasers are non-UK residents (A non-UK resident is someone not present in the UK for 183 days or more in the 12 months before the effective date of the purchase).

Please see this [link](#) for more information.

ARE YOU BUYING



AN AUCTION PROPERTY?

If you are buying the property at an Auction, then please see this [link](#) for more information.

Potential (unforeseen) additional fees



In certain circumstances, there is a possibility of unforeseen additional work required which is over and above a normal straightforward transaction.

All quotations are based on a straightforward transaction.

However, some cases can be more complex or have unexpected issues. In those instances, additional fees may be payable (for example multiple titles, restrictions, shared ownership, leasehold apartment or help to buy mortgage redemption).

We will always contact you if any additional work comes to light, to fully explain the situation and seek your approval to move forward.

Potential (unforeseen) additional fees

SALE	Job description	Additional Cost excl of VAT	What is this ?
SOLAR	Assignment of Solar Panel Lease	£195	If the solar panels are subject to a lease and need to be reassigned to a new owner on completion
BANK TRANSFER	Bank Transfer Fee	£35	Same day bank transfer clearance
TITLE	Correction to title pre exchange	from £100	Where a defect is identified on the title and needs amending at the Land Registry before the matter can proceed. Cost will be commensurate with the type of defect and any appropriate steps needed
TITLE	Dealing with additional titles (more than 1 title number) (excluding Tyneside Flat as Leasehold Supplement will apply)	£100 per extra title	Where you are selling more than one title eg a parcel of land held under another title number
TITLE	Dealing with a freehold title management company/restriction	£150	Where a property is freehold but there is a management company set up to deal with service charges applicable to the common areas on the estate. Typically there is a restriction on the title to the property which needs action for the sale to continue and we will need to liaise with the company for a management pack etc which will form part of the contract papers required by a buyer
TITLE	Removal of standard form restriction from title (eg anti fraud certificate)	£75	Where the property has a restriction on the title which has the effect of blocking the sale from the proceeding. An application will need to be issued to the Land Registry to remove the restriction. The ability to remove depends on the nature of the restriction and what evidence can be provided to qualify that the restriction can be removed.
DECLARATION	Declaration of Solvency	£125	If the property is being sold at less than market value, the seller will need to be sworn to a Statutory Declaration to document no current or pending insolvency issues
DEED	Deed of Covenant	£200	A covenant is a legal promise to do (positive) or not to do (negative) something as set out within the title of the property. If the title requires a new owner enters into a deed to commit to observing these covenants a deed will need to be drafted and this is known as a Deed of Covenant.
DEED	Deed of Easement/Grant	£350	An easement is a right to use or enter property of another eg to go onto a neighbours land in order to carry out maintenance to your own property. A Deed of Easement or Grant of Easement is the deed created between the parties to formalise the rights.
DEED	Deed of postponement	£200	When you have a mortgage or a secured loan, the mortgage or loan company will register their loan on the title to the property ensuring their monetary interests are protected. Usually a mortgage will go in first position and secured loans or other interests noted thereafter. If there needs to be a change made to the "ranking" of any interest parties or a change to the title itself which is being "blocked" by a secured interest, that company can enter a Deed of Postponement. The effect of the deed can either temporarily suspend the interest to enable a change to take place to the title OR move their interest above or below another company/party interests.
DEED	Deed of Variation of Lease (where terms already agreed with freeholder)	£495	Where a Lease is already in place, however, the Lease is not compliant for mortgage purposes or there is a defect or amendment needed to the Lease.

EXPEDITION FEE	Expedition Fee - exchange within 28 days of instruction (freehold)	£250	Where you instruct us at the outset that exchange of contracts needs to take place within 28 days of instruction, whereas typically a transaction takes between 12 and 20. This enables us to attribute more resources to try and meet the expedited timeframe.
EXPEDITION FEE	Expedition Fee - exchange within 28 days of instruction (leasehold)	£400	Where you instruct us at the outset that exchange of contracts needs to take place within 28 days of instruction, whereas typically a transaction takes between 16 and 20. This enables us to attribute more resources to try and meet the expedited timeframe.
KEYS UNDERTAKING	Keys Undertaking	£100	This is a legal document drafted between seller and buyer to allow a buyer access prior to completion eg to decorate or for storage
LEASE	Lease extension (where terms already agreed with freeholder) - in conjunction with the sale and not independently	£300	Where the term of the existing Lease needs extending to meet an incoming buyer or their mortgage company requirements.
NEGATIVE EQUITY	Negative equity	£100	Where the sale price is lower than the repayment monies owing to a mortgage company or secured third party interest. This covers the additional work needed to co-ordinate with the company(ies).
FREEHOLD REVERSION	Purchase of freehold reversion - in conjunction with sale not independently	£350	Where the property is currently leasehold and the seller is buying the freehold interest simultaneously with the sale to assign the leasehold and freehold to the buyer on completion of the sale.
MORTGAGE	Repayment of additional secured charges (in addition to primary mortgage as per mortgage admin above - not including HCA charges)	£100	Our quoted costs include as standard the repayment and administration of 1 primary mortgage. If there are other charges eg secured loan or charging orders we need to communicate with those payments are dealt with the settlement and removal of those charges from the title on completion of sale.
HCA / LOAN	Repayment of HCA / Target secured loan - in conjunction with sale and not independently	£100	Dealing with the HCA and their representing body, Target, whom have a lengthy redemption process including drafting Solicitor Undertakings and obtaining Authority to Exchange and Authority to Complete.
STAIRCASING	Staircasing on shared ownership lease - in conjunction with sale not independently	£350	In shared ownership leases you lease a percentage / share of the property only. Shared ownership leases include the provision for the tenant to purchase additional shares known as Staircasing.
PREP STAT DEC	Preparation of Statutory Declaration / Statement of Truth	from £150	A statutory declaration is a formal statement made affirming that something is true to the best knowledge of the person making the declaration. It has to be signed in the presence of a solicitor, commissioner for oaths or notary public
VOLUNTARY REGISTRATION	Voluntary registration - as part of sale not independently	£300	Where there are anomalies in the title deeds to an unregistered property or a lack of confidence that registration can take place without issue after completion of a sale, a voluntary application can be made to the Land Registry to register the title before the sale proceeds. This is our legal fee in preparing and submitting the application and also dealing with requisitions which may be made by the Land Registry in relation to it. This does not include the Land Registry disbursements which will be quoted separately.

Potential (unforeseen) additional fees

PURCH	Job description	Additional Cost excl of VAT	What is this ?
SOLAR	Assignment of Solar Panel Lease	£195	If the solar panels are subject to a lease and need to be reassigned to a new owner on completion.
SOLAR	Solar Panel Lease on Purchase - pre-existing	£100	When a freehold property has solar panels subject to a Lease. In this scenario we need to carry out title investigations and reviews on the leasehold title for the panels as well as review the solar panel lease to ensure the lease is appropriately drafted and lender compliant.
BANK TRANSFER	Bank Transfer Fee	£35	Same day bank transfer clearance
COMPANY	Company Purchase with Mortgage	£300	Mortgage Companies providing a mortgage to an investment company buyer have additional requirements and expectations of our firm in the process including but not limited to solicitor undertakings and registration of the company mortgage at Companies House within strict parameters.
TITLE	Dealing with additional titles (more than 1 title number)(excluding Tyneside Flat s Leasehold Supplement will apply)	£100 per extra title	Where you are buying more than one title eg a parcel of land held under another title number. We need to review the additional title(s) and includes the registration after completion
TITLE	Dealing with a freehold title management company/restriction (per company/restriction)	£150	Where a property is freehold but there is a management company set up to deal with service charges applicable to the common areas on the estate. Typically there is a restriction on the title to the property which needs attention and compliance for the purchase to continue. We will receive a management pack requiring review which will form part of the contract papers
TRUST	Declaration of Trust (simple only - client to otherwise seek independent advice first) includes RX1 & registration	£200	A Declaration of Trust is a legal document confirming the terms on which an asset, such as a property, is held on trust. The document usually records the portion of the ownership of the property, as well as other terms agreed by the parties
DEED	Deed of Covenant	£200	A covenant is a legal promise to do (positive) or not to do (negative) something as set out within the title of the property. If the title requires a new owner enters into a deed to commit to observing these covenants a deed will need to be drafted and this is known as a Deed of Covenant.
DEED	Deed of Easement/Grant	£350	An easement is a right to use or enter property of another eg to go onto a neighbours land in order to carry out maintenance to your own property. A Deed of Easement or Grant of Easement is the deed created between the parties to formalise the rights.
DEED	Deed of postponement	£200	When you are obtaining a mortgage, the mortgage company will require their mortgage to be secured against the property ranking in priority to any other secured loan or charge you take on or after completion of the purchase. If there needs to be a change made to the "ranking" of any interested parties or a change to the title itself which is being "blocked" by a secured interest, that company can enter a Deed of Postponement. The effect of the deed can either temporarily suspend the interest to enable a change to take place to the title OR move their interest above or below another company/party interests.
DEED	Deed of Variation of Lease (where terms already agreed with freeholder)	£495	Where a Lease is already in place, however, the Lease is not compliant for mortgage purposes or there is a defect or amendment needed to the Lease.

EXPEDITION FEE	Expedition Fee - exchange within 28 days of instruction (freehold)	£250	Where you instruct us at the outset that exchange of contracts needs to take place within 28 days of instruction, whereas typically a transaction takes between 12 and 20. This enables us to attribute more resources to try and meet the expedited timeframe.
EXPEDITION FEE	Expedition Fee - exchange within 28 days of instruction (leasehold)	£400	Where you instruct us at the outset that exchange of contracts needs to take place within 28 days of instruction, whereas typically a transaction takes between 16 and 20. This enables us to attribute more resources to try and meet the expedited timeframe.
GIFT	Gifted Deposit	£45	Where we need to carry out checks on third parties gifted monies to you including AML checks and checking source of funds documentation.
HTB ISA	Help to Buy ISAs (per ISA)	£50	Where you have been saving funds in a HTB Isa and we need to request the bonus incentive attached to the ISA prior to completing the purchase.
HTB (NEW BUILD)	Help to Buy Loan (New Build)	£350	Where you are using a government backed help to buy scheme and we need to deal with loan agreements attached to the scheme, liaise with the agency prior to and on completion and register the secured loan following completion
INVESTMENT AS INDIVIDUAL	Investment Property (only if individual NOT Company - if company a Company Purchase fee will apply)	£19	Where you are buying the property as an investment and where we need to conduct additional AML checks
KEYS UNDERTAKING	Keys Undertaking	£100	This is a legal document drafted between seller and buyer to allow a buyer access prior to completion eg to decorate or for storage
LIFETIME ISA	Lifetime ISAs (per ISA)	£100	Where you are using a government backed savings scheme and we need to deal with the financial institution to release funds
M.O.D. LOAN	Ministry of Defence Loan	£100	Where you are a serving member of the armed forces and obtaining an MOD Loan to assist with the purchase. We need to liaise with the MOD in relation to obtaining the qualifying funds under the scheme
NEW BUILD	New Build	TBC	Where you are buying a newly constructed property. Our title and investigatory checks are complex and include reviews of the whole estate title and not solely the plot itself.
FREEHOLD REVERSION	Purchase of sellers freehold reversion - in conjunction with purchase not independently	£350	Where the property is currently leasehold and the seller is buying the freehold interest simultaneously with the sale to assign the leasehold and freehold to the buyer on completion of the sale.
SEPTIC TANK	Septic Tank /Private Sewer Enquiries - Purchase (if situated outside property boundary/complex in nature)	£100	Where the property water and /or sewage is not connected to the mains water / drainage enhanced enquiries are necessary. Often (but not always) including checking other property titles where septic tanks are situated to ensure appropriate rights are in place.
PREP STAT DEC	Statutory Declaration / Statement of Truth	from £150	A statutory declaration is a formal statement made affirming that something is true to the best knowledge of the person making the declaration. It has to be signed in the presence of a solicitor, commissioner for oaths or notary public
TYNESIDE FLAT LEASE	Tyneside Flat Lease arrangement - existing set up / not creating	£150	When a Tyneside Flat arrangement exists we are required to carry out title investigations and reviews against both the leasehold and freehold titles being purchased and the lease associated with it but also check the adjoining flat leasehold, freehold and Lease. We are essentially reviewing 4 titles and two leases requiring