



MOON BEEVER: CONVEYANCING FEES

For the sale or purchase of a leasehold residential property.

We understand that a residential sale or purchase can be an extremely stressful time, so we work constantly to ensure that each transaction is given the personal approach it deserves. Our lawyers work hard to deliver a quick, accurate and bespoke service for you and your next major investment.

Clients choose us for their conveyancing because of our cost-effective and personal approach. We will work hard to keep you updated on your transaction at all times. If you would like to speak to a member of our team, simply call 020 7400 7770 or email us here.

OUR FEES:

Our fees (shown below) are our best estimate to include all of the work* required to complete the sale or purchase of your property, including registration at the Land Registry, payment of Stamp Duty Land Tax (Stamp Duty) if in England, or Land Transaction Tax (Land Tax) if in Wales. However, please also see the list below for a non-exhaustive list of factors that can result in additional fees becoming payable.

There are many variables to be taken into account when calculating our fees and the other expenses payable, one of the most important being the price of the property on which depends our fees, the Land Registry fees and, in particular, the stamp duty land tax.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of disbursements on your behalf to ensure a smoother process for you.

Conveyancer's fees and disbursements

Legal fee	(see below)
Search fees	These will depend on the suite of searches that are carried out and the local authority involved. An average fee might be £450.
HM Land Registry fee	This depends on the price of your house. You can calculate it here.
Electronic money transfer fee	The fee varies according to contractual arrangements with others but it usually between £25 to £40 plus VAT, per transfer
VAT payable	This will depend on the exact figures payable above.
Stamp duty land tax/ Land duty	This depends on the price of your property. You can calculate it here if the property is in England , or here if in Wales .

The standard VAT rate is 20% and applies to all transactions of goods or services. Please bear this in mind when calculating costs. [Experian offer a free VAT calculator here](#)

Scale of legal fees	Property cost	Legal Fee estimate
	Up to £400,000	£1200
	£400,001 to £600,000	£1450
	£600,001 to £800,000	£1700
	£800,001 to £1,000,000	£1900
	£1,000,001 to £1,500,000	£2200
	£1,500,001 to £2,000,000	£2500
	Over £2,000,000	£2950

Estimated total → This will depend on the exact figures payable above. However, an example of a first leasehold property worth £400,000 could be estimated at (a+b+c+d+e+f=) £11,825 +VAT.

The additional disbursements (below) are payable too:

Anticipated Disbursements

Notice of transfer fee	This fee if chargeable is set out in the lease. Often the fee is between £40 and £80.
Notice of Charge fee (if the property is to be mortgaged)	This fee is set out in the lease. Often the fee is between £40 and 100.
Deed of Covenant fee	This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £150 and £300.
Certificate of Compliance fee	To be confirmed upon receipt of the lease, as can range between £150 and £300.

POTENTIAL ADDITIONAL WORK:

There are certain things that can happen during a transaction, or problems with title or the property and such matters will result in additional work being carried out, for which additional fees will be charged. We will notify you of those things as they arise and the likely additional fees, but can give certain examples below, with an estimate of the likely additional fees:

Problem	Solution	Estimated extra fees (£)
Lease is defective and/or not acceptable to lender (does not satisfy requirements of council of mortgage lenders handbook)	Deed of variation of lease	£750 plus VAT
Lease is 'short' and needs to be extended using the statutory process as part of the sale and purchase transaction	Service of claim notice, contractual provisions	For seller: £750 plus VAT For buyer: £1500 plus VAT
Defect in title	To be remedied by purchase of an indemnity policy, compliance with Insurance Distribution Directive	£350 plus VAT
Absence of planning and/or building regulation consents and/or warranties	To be remedied by purchase of an indemnity policy, compliance with Insurance Distribution Directive	£350 plus VAT
Purchasers are joint owners and require more than a simple statements as to whether joint tenants or tenants in common in shares	Preparation of a Declaration of Trust	£500-£1000 plus VAT
Purchase of a new-build/off plan property, completion on notice from the developer	Contract to be registered at HM Land Registry between exchange and completion, oversight of file and monitoring	The fees as above are payable on exchange of contracts plus an additional fee of £500 at completion
The title to the property is unregistered	Title to be proved/checked using unregistered title deeds and documents	£400 plus VAT
Shared Ownership Scheme	Review of additional documents and lease terms	£250 plus VAT
Help to buy scheme	Review of additional documents and lease terms	£250 plus VAT
Auction sale/purchase	Depending on the timescale and amount of missing information, additional review and potential for dealing with multiple buyers	£500-£1000 plus VAT
Property has been repossessed and/or seller is an insolvency office holder	Additional due diligence and expertise needed	£1000 upwards

* Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

STAGES INVOLVED

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer
- Send final contract to you for signature
- Draft Transfer
- Advise you on joint ownership
- Obtain pre-completion searches
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry



MEET THE PROPERTY TEAM

Specific experience can be seen in the individual staff profiles by heading to moonbeever.com/ourpeople

Name & job title (In seniority)	Qualifications & years PQE
 <p>Daniel Moore Click to view profile</p>	<p>Partner & Head of the property department.</p> <p>Daniel qualified as a solicitor in November 1988, following a BA Hons degree in history at Manchester University and postgraduate qualifications in Law at The College of Law.</p>
 <p>Barnaby Heap Click to view profile</p>	<p>Senior Associate</p> <p>Barnaby qualified as a solicitor in June 2003, following a BA Hons degree at Durham University and postgraduate qualifications in Law at The College of Law.</p>
 <p>Monika Haidar Click to view profile</p>	<p>Senior Solicitor</p> <p>Monika qualified as a solicitor in April 2013, following a BA Hons English Language and British culture degree at Middlesex University and postgraduate qualifications in Law at BPP Law School.</p>
 <p>Daniel Addrison Click to view profile</p>	<p>Solicitor</p> <p>Daniel qualified as a solicitor in October 2014, following a BA Hons degree in French Studies at Nottingham University and postgraduate qualifications in Law at London Metropolitan University.</p>
 <p>Shaun Burdett Click to view profile</p>	<p>Shaun is a [trainee] licensed conveyancer with a law degree (LLB) from Anglia Ruskin University</p>
 <p>Delia Morick Click to view profile</p>	<p>Delia is a property paralegal, supporting the solicitors and other fee earners. Delia has an LLB (degree) in law an LLM in International Commercial Law and an LLM in International Human Rights</p>

The prices cited in this document are subject to change/increase/adjustment without notice and do not form a binding commitment to provide services at these costs. Fees will be confirmed at the point of a client/solicitor relationship being entered into on our standard terms of business at the relevant time.