

KNIGHTS SOLICITORS

Conveyancing

Our Charges from 1 May 2022

Solicitors' charges are regulated by Act of Parliament. Our estimated fees are set out below:

SALES

Freehold Sale	Legal Fees
Up to £500,000	£1,300 - £1,500 plus VAT
£500,000 to £1,000,000	£1,500 - £2,000 plus VAT
£1,000,000 to £5,000,000	£2,000 - £5,000 plus VAT
Leasehold Sale or Newbuild	Legal Fees
Up to £500,000	£1,500 - £2,000 plus VAT
£500,000 to £1,000,000	£2,000 - £3,000 plus VAT
£1,000,000 to £5,000,000	£3,000 - £5,000 plus VAT

PURCHASES

Freehold Sale	Legal Fees
Up to £500,000	£1,500 plus VAT
£500,000 to £1,000,000	£1,500 - £2,000 plus VAT
£1,000,000 to £5,000,000	£2,000 - £5,000 plus VAT
Leasehold Sale or Newbuild	Legal Fees
Up to £500,000	£1,500 - £2,500 plus VAT
£500,000 to £1,000,000	£2,500 - £3,500 plus VAT
£1,000,000 to £5,000,000	£3,500 - £5,500 plus VAT

These figures are calculated to include all this firm's overheads, except for photocopying. Charging rates are reviewed on 1 May each year and usually increased in line with the increase in our overheads during the previous year. Disbursements (i.e. out of pocket expenses) such as travel, experts' fees and Counsels' fees (if any) will, however, be charged for separately.

Disbursements such as search fees, CHAPS fees and Stamp Duty will be advised separately, but frequently the following additional fees will apply. Please note that the costs will vary from property to property and the below is an example of the typical costs only:

SALES

Disbursement	Cost
Bank Fees	£45 plus VAT
Land Registry Copy Documents	£6
Land Registry Search Fees	£3
AML Searches	£4 plus VAT per person

The following additional disbursements are also usually payable in relation to Leasehold sales.

Disbursement	Cost
Management Pack	£300 - £500
Licence to Assign	£350

PURCHASES

Disbursement	Cost
Search Pack	£300
Coal Authority Search	£49
Bank Charges	£45 plus VAT
Land Registry Copy Documents	£20
Land Registry searches	£3
Bankruptcy Searches	£4
Registration Fees	£1,105
AML Searches	£4 plus VAT per person

The following additional disbursements are also usually payable in relation to Leasehold purchases:

Disbursement	Cost
Notice of Transfer	£80
Notice of Charge	£80
Deed of Covenant	£150

Stamp Duty Land Tax will also be payable at the applicable rate, depending on your circumstances.

Timescale

It is impossible to give an accurate estimate as to how long it will take to reach completion as there are many factors outside of our control. However, in our experience these transactions can take between 12 and 24 weeks from receipt of full instructions.

Please telephone Peter Colman to discuss your conveyancing requirements.

1 May 2022