

## Conveyancing Costs & Disbursements

At Goodhand & Forsyth we offer fixed fees within our conveyancing department with no "hidden extras". Our fixed fees include all the work required to complete your transaction, and no additional charges for acting for mortgagees or ID.

Unlike many solicitors we do not pay referral fees to Estate Agents for our work and we are proud that the majority of our work comes from repeat business and recommendations. We take great satisfaction in acting for different generations of the same family.

We recommend that you either telephone or email our friendly conveyancing department who will be happy to provide you with a tailor-made conveyancing quotation for your personal needs. 01737 773 533 – [c.godden@gandsolicitors.co.uk](mailto:c.godden@gandsolicitors.co.uk)

Your conveyancing transaction will be dealt with by either Caroline Laws or Clare Godden. Alternatively, Noel Chapman will be able to assist you with your commercial needs.

Our fees for a Freehold purchase / sale range from £690.00 to £890.00 plus VAT. For a purchase of say £350,000.00 your bill will be as follows:

Our Cost	£720.00
Bank transfer fee	£30.00
SDLT Certificate fee	£50.00
VAT currently at 0.20%	£160.00

### **Payments to third parties on purchase only:**

Searches (Local Search, Environmental, Drainage) approximately	£355.20
Land Registry Search	£3.00
Bankruptcy Search (per person)	£2.00
Land Registry Fees	£135.00
Stamp Duty based on £350,000.00	£7,500.00

### **Payments to third parties on Sale only:**

Land Registry Office Copy Titles (per document)	£3.00
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With regard to purchasing or selling a Leasehold property, unfortunately, there is a lot more work involved and because of this we do need to charge an additional £100.00. This is also the case in respect of Shared Ownership and New Build's. In respect of a Leasehold sale there will also be a fee payable to the Management Company/ Landlord for the Leasehold Management Pack. This fee can range from £75.00 to £450.00. If you are purchasing a Leasehold property, again, there will be a fee payable to the Management Company/Landlord to register the change of ownership. Again this fee varies from £50.00 to £400.00.

In order to assist you further, we would invite you to read our "Conveyancing Guide" which provides all the information you need for selling or purchasing your home.