

STANDARD FIXED FEE CHARGES - CONVEYANCING

Abergavenny & Tredegar offices

Please refer to our leaflets for Additional Charges on a Purchase and Additional Charges on a Sale which set out non-standard legal fees which might apply to a Sale or a Purchase transaction



EXAMPLE: PURCHASE of freehold house – Price up to £350,000

(Please enquire by phone if the property you are purchasing exceeds the price in this example)

Purchase Basic Legal Fees :

Legal fees – conveyancing (inc VAT)	£ 420.00
Legal fees – acting for mortgage lender if required (inc VAT)	£ 114.00
Electronic LTT/SDLT submission fee (inc VAT)	£ 60.00
Electronic Land Registry registration submission fee (inc VAT)	£ 60.00

PLEASE NOTE : If the property is leasehold there will be additional legal costs payable and we would refer you to our Additional Charges on a Purchase leaflet

Purchase Third Party Payments :

Cyber-crime prevention lawyer check fee	£ 12.00
Anti-Money Laundering search fee per purchaser (inc VAT)	£ 3.96
Land Registry search fee	£ 3.00
Bankruptcy search fee per purchaser (inc VAT)	£ 2.00
Land Registry registration fee (depending on price and title)	£ 100.00 (average)
Property Searches - depending on searches required (inc VAT)	£ 250.00 (approx.)
Electronic money transfer (inc VAT)	£ 48.00

Land Transaction Tax – Properties in Wales – Check here <https://littcalculator.wra.gov.wales/>

Stamp Duty Land Tax – Properties in England – Check here <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

PLEASE NOTE : If the property is leasehold there may be additional Third Party Payments payable under the terms of the Lease which would not be known until the Lease can be inspected

EXAMPLE: SALE of freehold house – Price up to £350,000

(Please enquire by phone if the property you are selling exceeds the price in this example)

Sale Basic Legal Fees :

Legal fees - conveyancing (inc VAT)	£ 420.00
Legal fees - for each mortgage being repaid, if appropriate (inc VAT)	£ 114.00

PLEASE NOTE : If the property is leasehold there will be additional legal costs payable and we would refer you to our Additional Charges on a Sale leaflet

Sale Third Party Payments :

Land Registry download fees	£ 15.00 (approx.)
Anti-Money Laundering search fee per seller (inc VAT)	£ 3.96
Electronic Money Transfer (inc VAT)	£ 48.00

PLEASE NOTE : If the property is leasehold there may be additional Third Party Payments payable under the terms of the Lease which would not be known until the Lease can be inspected

For more information please contact ADVANTAGE LEGAL

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