



Illustrative Fee Estimate for Purchase of a Property		
Costs	For information	Example (£) Based on 2 people buying a property valued at £250,000 with a mortgage
Basic Cost	Based on the purchase price of the property.	£920.00
VAT	20% of basic cost	£184.00
Telegraphic Transfer Fee	Fee for processing bank transfer (inclusive of VAT)	£24.00
Help to Buy ISA	£50 plus VAT is charged per ISA	£0.00
Land Registry search (per title)	To check that there have been no changes to the title of the property since the start of the transaction and to place a priority on the title to ensure no changes are made until we have registered the purchase with the Land Registry	£3.00
Registration Fee	Land Registry Fee – see Scale 1	£150.00
Bankruptcy search	£2.00 is charged per person	£4.00
Other Searches	Estimated cost	£270.00
Official Copy Land Registry documents	£3.00 is charged per document	£0.00
Lender Portal Fee	£30.00 – fee charged to liaise with the mortgage lender via portal.	£30.00
Anti-Money Laundering (AML) check	£7.20 charged per person (inclusive of VAT)	£14.40
Chancel Insurance	An issue dating back to medieval times. Some houses are located on land where a local parish church could make a demand for payment towards its upkeep. The insurance	£15.79

	covers the householder against this.	
Bank Transfer Fees	Fee per transaction	£12.00
TOTAL		£1627.19

Please note:

Costs may vary dependent upon:

- the price of the property
- whether the property is a new build
- the number of titles included in the transaction
- the number of searches required – usually in the region of £270.00
- the number of parties involved
- any additional insurance required

This is not an exhaustive list of the fees likely to be incurred nor is this estimate a binding quote. We would always recommend obtaining a personalised quote by calling us on 01535 662644 and asking for a member of our Property Team