

Sale Costs and expenses

Scale of prices

Property Price	Costs
£0 – £200,000	£850 plus VAT (£170) = £1,020.00
£201,000 - £500,000	£950 plus VAT (£190) = £1,140.00
£501,000 – over	Time costed at £220 per hour plus VAT

Details of work:-

- (a) negotiating a sale contract;
- (b) negotiating a transfer document;
- (c) proceeding to exchange of contracts and then completion of the purchase;

The price has been calculated on the basis that

- (a) the property is currently held under a single freehold title at the Land Registry with no title defects;
- (b) one contract is submitted to one purchaser;
- (c) the purchase will be on the basis of an unconditional contract and the property is sold with vacant possession;
- (d) completion takes place on the date agreed in the contract;

If it becomes apparent that there are unforeseen circumstances in connection with the purchase we may have to increase our charges, but if that is the case, we shall inform you before we incur any additional costs.

In addition, there are a number of expenses which have to be paid to third parties to enable us to complete your sale.

Land Registry official copies £3.00 per document (plus VAT)

Bank Telegraph fee on completion £20 plus VAT each

If we find that any additional expenses need to be incurred, We shall let you know the reason for the extra expense, the likely amount, and when we shall need payment.

General for all transactions - If, for any reason, we have to abort the transaction we will break the transaction down into stages and advise what percentage of the estimated fee will be charged at each stage

Land Transactions

Sales, Purchases and Transfers – Time costed at £220 per hour plus VAT

VAT

Due to a recent ruling by HMRC, we have to impose or recharge VAT on some of the expenses which we incur for you. This means that we will show them in our VAT invoice which we send to you. Where VAT is already included in the expense (for example the cost of the local search), we will pass it on to you but without any additional VAT.

However, there are some expenses (for example the official copies obtained from the Land Registry) where we have not previously charged VAT, but which we will now have to tax at the current VAT rate.