

Residential Conveyancing Fees

Property Price Range	Sale Fee	Purchase Fee
Up to £200,000	£675.00	£675.00
£200,001 - £350,00	£800.00	£800.00
£350,00 - £500,000	£925.00	£925.00
£500,001 - Upwards	0.3% of Property Price	0.3% of Property Price

Other Items when required:

Sale or Purchase of an Apartment / Flat / Leasehold	£150.00
Sale or Purchase of unregistered property/land	£200.00
Shared Ownership Agreement Fee	£250.00
Purchase of New Build Property Fee / Help to Buy	£350.00
Indemnity Policy Administration Fee Please note any indemnity policies required will be quoted directly from the insurers.	£50.00 + VAT Each Policy
Bank Transfer Fee - Required for redemption of existing mortgages, purchase funds to be sent to Sellers Solicitors or funds transferred to you if preferred same day	£40.00 + VAT
Identification Check - Due to Law Society Regulations we require to submit an identity check on new and existing customers in the UK and abroad.	£6.00 + VAT for each name
Search Fees - (to include local authority, water/drainage, environmental and chancel liability Via InfoTrack) *	£212.30 inc Vat
Bankruptcy Search / Full Search	£2.00 per search + VAT
Search of the Index Map - (unregistered land only)	£4.00 + VAT
SDLT Form via InfoTrack	£2.50 + VAT
HMLR Fee via InfoTrack	£2.50 + VAT
Fee for Admin (paper, postage and printing)	£30.00 + VAT
Lender Change once Client Care Letter Signed	£50 + VAT minimum

Further Services:

Lender Online Portal Admin	£35.00
Land Registration Fee	From £20.00 (dependant on property purchase price and whether registered or unregistered)
Deed of Release / Deed of Covenant	£150.00
Declaration of Trust (per item)	£100.00
Transfer of Equity / Assent	£450.00
Re-Mortgage	£450.00
Transfer of Equity with Mortgage / Voluntary First Registration	£550.00
Equity Release Mortgage	£550.00
Help to Buy ISA / Lifetime ISA	£100.00 for each ISA
First Registration fee for unregistered titles	£200.00
Transfer of part of Title	£100.00
Right to Buy	£550.00

Disclaimer:

The property valuation and additional costs are applicable within a 40-mile radius of our Head Office in Scarborough.

* Search Fees include local search £55.33 plus VAT of £11.07, Scarborough Drainage and water search £54.17 plus VAT of £10.83, Chancel Check £20.00 plus VAT of £4.00, Groundsure Environmental search £44.17 plus VAT of £8.83 and InfoTrack plan £3.25 plus VAT of £0.65*

Please note VAT will be applied to the fees above where necessary and shall be calculated on your bespoke quote and completion statement.

Foster Clay Law aim to provide digital services through our unique, secure portal wherever possible.

We promote e-signing, Electronic Land Registration and online land searches throughout which streamlines the conveyancing process making lives easier.