



Our Conveyancing Pricing

No property transaction is the same, and our fees will reflect the particular requirements of your sale or purchase. For example, dealing with the purchase of a flat or property in the course of construction may because of the need to review and report on the detailed lease terms or developer's often extensive documentation, cost more than dealing with the purchase of an existing freehold property. We cannot, therefore, provide you with a reliable estimate of the costs until we have details of your intended transaction.

Conveyancing Pricing Basic Fee Scale

Sale

Price From	Price To	Legal Service Fee	Total Including VAT
£0	£250,000	£575.00	£690.00
£250,001	£400,000	£625.00	£750.00
£400,001	£500,000	£675.00	£810.00
£500,001	£750,000	£825.00	£990.00
£750,001	£1,000,000	£1,200.00	£1,440.00
£1,000,001	£1,500,000	£1,450.00	£1,740.00

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CTT Law Ltd is a private limited company registered in England & Wales. Our Company registration number is: **11535162**. Our VAT registration number is: **322 7048 26**

Our Registered Address is: Abbotsfield House, 43 High Street, Kenilworth, Warwickshire CV8 1RU.

CTT Law Ltd is Authorised and Regulated by the Solicitors Regulation Authority. SRA no.: **654299**

References to 'Partners' are to the Directors of the Limited Company. A list of Directors is available for inspection at our registered office.



Additional Fee

Fee Name	Type	Fee	Sub Fee Type	Condition
Office Copy Entries (per entry)	Fixed	£6.00	Third Party Disbursements	Always Applied
Leasehold Fee	Fixed	£150.00	Professional Charges	Tenure - Leasehold
Shared Ownership	Fixed	£150.00	Professional Charges	Shared Ownership
Online ID Check (per person) including admin fee	Fixed	£12.00	Professional Charges	Always Applied
Telegraphic Transfer Fee including our £24.00 admin fee	Fixed	£40.00	Professional Charges	Always Applied
Case Management fee*	Fixed	£50.00	Professional Charges	Always Applied
Merging Titles	Fixed	£50.00	Professional Charges	Always Applied
Removing Leases from Title	Fixed	£50.00	Professional Charges	Always Applied
Removing Old Land Charges	Fixed	£50.00	Professional Charges	Always Applied
Investing the title further than the usual course of conveyancing	Fixed	£50.00	Professional Charges	Always Applied

Purchase

Price From	Price To	Legal Service Fee	Total Including VAT
£0	£250,000	£595.00	£714.00
£250,001	£400,000	£625.00	£750.00
£400,001	£500,000	£695.00	£834.00
£500,001	£750,000	£895.00	£1,074.00
£750,001	£1,000,000	£1,200.00	£1,440.00
£1,000,001	£1,500,000	£1,700.00	£2,040.00



Additional Fee

Fee Name	Type	Fee	Sub Fee Type	Condition
Bankruptcy Search Fee (per person)	Fixed	£2.00	Third Party Disbursements	Always Applied
Stamp Duty Land Tax Fee	Fixed	£100.00	Professional Charges	Always Applied
Land Registry Search Fee	Fixed	£3.00	Third Party Disbursements	Always Applied
Search pack	Fixed	£250.00	Professional Charges	Always Applied
Leasehold Fee	Fixed	£150.00	Professional Charges	Tenure==Leasehold
Shared Ownership	Fixed	£150.00	Professional Charges	Shared Ownership==Yes
Online ID Check (per person) including admin fee	Fixed	£12.00	Professional Charges	Always Applied
Telegraphic Transfer Fee including £24.00 admin fee	Fixed	£40.00	Professional Charges	Always Applied
Case Management fee*	Fixed	£50.00	Professional Charges	Always Applied
Merging Titles	Fixed	£50.00	Professional Charges	Always applied
Investing the title further than the usual course of conveyancing	Fixed	£50.00	Professional Charges	Always Applied

Transfer of Equity

Price From	Price to	Legal Service Fee	Total Including VAT
£0	£10,000,000	£800.00	£960.00



Additional Fee

Fee Name	Type	Fee	Sub Fee Type	Condition
Stamp Duty Land Tax Admin Fee	Fixed	£100.00	Professional Charges	Always Applied
Bankruptcy Search Fee (per person)	Fixed	£2.00	Third Party Disbursements	Always Applied
Land Registry Search Fee	Fixed	£3.00	Third Party Disbursements	Always Applied
Online ID Check (per person) including admin fee	Fixed	£12.00	Professional Charges	Always Applied
Bank Telegraphic Transfer Fee including our £24.00 admin fee	Fixed	£40.00	Professional Charges	Always Applied
Case Management fee*	Fixed	£50.00	Professional Charges	Always Applied
Merging Titles	Fixed	£50.00	Professional Charges	Always Applied
Investigating the title further than the usual course of conveyancing	Fixed	£50.00	Professional Charges	Always Applied

* Case Management fee is the cost for us to use an external case management system which is fee paying. There is a cost associated with using this system per case and we also charge an administration fee for setting the case up on the system. Using an electronic case management system increases productivity, meaning that all cases can be dealt with as promptly and accurately as possible.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. Disbursements and expenses vary from property to property and this is not an exhaustive list. We will be able to give you a specific estimate once we have had sight of the documentation relating to your transaction.

When Purchasing a Freehold Property, there may be additional Disbursements payable where there is a Management Company in place to look after the Estate in which the property is constructed, together with additional Service Charges payable for the upkeep of common parts. We will inform you if this is the case as your matter progresses.

When Purchasing a Leasehold Property, there may be additional Disbursements payable as follows:

Anticipated Disbursements*

Notice of Transfer fee - This fee, if chargeable, is set out in the lease. Often the fee is £75.00 + VAT.

Notice of Charge fee (if the property is to be mortgaged) - This fee is set out in the lease. Often the fee is between £50.00 - £70.00 + VAT.

Deed of Covenant fee - This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £75.00 - £100.00 + VAT.



Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50.00 - £75.00.

Management Pack - This fee is for us to obtain leasehold information from the management company or landlord, and must be obtained on every leasehold transaction. The price for this varies.

*These fees vary from property to property and can be on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

We will advise you of the additional disbursements and expenses applicable as your purchase progresses.

Stamp Duty or Land Tax (on purchase)

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

The tax is different if the property or land is in:

- Scotland - pay Land and Buildings Transaction Tax
- Wales - pay Land Transaction Tax if the sale was completed on or after 1 April 2018

The amount you pay will depend on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website.

How long will the transaction take?

The time from an offer being accepted until the time that contracts are exchanged will depend on many factors, including the number of parties in the chain. For example, the purchase of a newly built property by a first time buyer agreed in principle is likely to be quicker than a transaction involving a leasehold property that requires an extension of the lease. The average conveyance takes between 6-10 weeks.

Stages of the process

The precise stages involved in the home buying process and the timescales for each stage also vary. There are many factors affecting the timescales for each stage, including the requirements of other members of the chain.

We aim to reply to or action any correspondence and telephone calls on the day received or, if that is not practical or the information requested is not immediately available, then as soon as reasonably possible to limit any avoidable delays in the process.



CTT Law

As a general guide the following steps are part of our service for a typical conveyance transaction:

- Taking instructions and giving initial advice
- Drafting or receiving and advising on contract documents
- Carrying out searches and obtaining planning documentation on your purchase, if required
- Raising or answering enquiries on the title documents and searches
- Reporting on title on your purchase (if appropriate)
- Obtaining authority to exchange and agree on a completion date
- Agreeing pre-completion documents and obtaining pre-completion searches
- Providing a financial completion statement
- Arrange for all monies needed to be received from lender and you
- Completing the sale/purchase/transfer of equity
- Dealing with the payment of Stamp Duty/Land Tax and application for registration at Land Registry on your purchase

Abortive matters

If your matter goes abortive, you may be required to pay for the work that has already been completed. This will depend on the stage the transaction has reached. We will discuss with you at that stage if any payment is needed, which will be based on the amount of work carried out, or part payment of the fee initially agreed.

Countrywide Tax & Trust Corporation Ltd clients

Where you are an existing client of Countrywide Tax & Trust Corporation Ltd and have instructed Countrywide Tax and Trust Corporation Ltd, they may upon your agreement refer any conveyancing transaction required to CTT Law Ltd, we will advise you of the costs for such transactions upon instructions. The above disbursements and expenses will apply.

Please get in touch with us and we will be happy to discuss your individual needs.