

Conveyancing

At Devine Law we pride ourselves in providing a bespoke and personal conveyancing service. As a niche firm we do not carry out bulk conveyancing work, and the majority of our clients are cash purchasers, investors and sellers, alongside a mix of transfers of part and residential development work. Indeed, we do not act on many residential mortgage transactions as the majority of main stream banks often require the firm to have a minimum number of partners and complete a minimum number of transactions a year, which for a firm of our size is not something we wish to do. Indeed, we find this suits our style of service ideally, as the foundation for our conveyancing services is always to develop a long-lasting relationship with our clients and it can enable us to move quicker on transactions than might ordinarily be the case

During the transaction any member of our conveyancing team may work on a transaction ranging from Partners to paralegals/trainee solicitors. Additional information as to our team of solicitors and paralegals is displayed on our Team website page.

We set out below an estimate of our base fees, along with the usual disbursements expected for such transactions. Please note our fees will increase if the matter is more complicated than first anticipated, or because the third parties we must deal with need chasing or require additional input or because it requires greater urgency than would ordinarily be expected.

***Estimate worksheets for
Residential Property Sale Transactions
&
Residential Property Purchase Transactions
are on following page***

Estimate for Residential Property Sale Transaction

RESIDENTIAL PROPERTY SALE TRANSACTION

SALE PRICE		Estimated Devine Law Fees	No Sdlt on sale	Land Registration Fees	ID Checks	Title Documents	Bank Transfer Fee per Transfer
0	100,000	500 + VAT	N/A	N/A	£12 + VAT (per name)	£6 to £12	36
100,001	150,000	550 + VAT					
150,001	200,000	600 + VAT					
200,001	250,000	650 + VAT					
250,001	300,000	700 + VAT					
300,001	400,000	750 + VAT					
400,001	500,000	800 + VAT					
500,001	750,000	850 + VAT					
750,001	1,000,000	1150 + VAT					
1,000,001	upwards	CALL					

- 1. Please note, Leasehold Transaction, Transfers of Part, and First Registrations can all add at least £250 plus VAT of added fees to our above estimates.**
- 2. Estimates based on 1 or 2 people buying and/or selling. Additional parties will increase disbursements and fees.**

Estimate for Residential Property Purchase Transaction

RESIDENTIAL PROPERTY PURCHASE TRANSACTION

PURCHASE PRICE		Estimated Devine Law Fees	SDLT if 1st Home	ADD Further 3% SDLT is second home	Land Regis-tration Fees	ID Checks		Bank Transfer Fee per Transfer	Pre-completion Searches and disburse-ments
0	100,000	600 + VAT			40				
100,001	150,000	650 + VAT			95				
150,001	200,000	700 + VAT	Click Here for Tax Service Link	Variable	95	£12 + VAT (per name)	167	36	20
200,001	250,000	750 + VAT			135				
250,001	300,000	800 + VAT			135				
300,001	400,000	850 + VAT			135				
400,001	500,000	900 + VAT			135				
500,001	750,000	950 + VAT			270				
750,001	1,000,000	1250 + VAT			270				
1,000,001	upwards	CALL			455				

1. Please note, Leasehold Transaction, Transfers of Part, and First Registrations can all add at least £250 plus VAT of added fees to our above estimates.
2. Estimates based on 1 or 2 people buying and/or selling. Additional parties will increase disbursements and fees.