



CBK SOLICITORS

Residential Conveyancing *Purchase and Sale*

Colin Brown & Kidson
Wellington House
5 Wellington Road
Whitby
North Yorkshire
YO21 1BH

Colin Brown & Kidson
Whitby's Local Law Firm

Tel: 01947 603 391
Website: cbk.uk.com

Conveyancing

There are many reasons for moving house but the one thing that everyone buying or selling a property has in common is that they want the process to be as smooth and as hassle-free as possible.

One of the most important factors in the success of your sale or purchase is having the right solicitor. Although conveyancing fees can be very similar from one solicitor to another, the service you receive can vary greatly. It's therefore important to choose a solicitor who has your best interests at heart - you have a choice about which solicitor you use and don't have to employ the one recommended by your mortgage provider.

At CBK we make buying and selling property straightforward. We'll keep the process on track, giving you clear timescales, eliminating delays and keeping you posted at every step. Our fees are easy to understand and cover any necessary legal checks and searches. Our 'no hidden costs' promise means that when you receive conveyancing costs from us you'll know exactly what they cover and won't be billed for any unexpected extras. We also give you our 'same day response' promise which is really important when you're buying or selling a home. It means you'll always know what stage the process is at and won't have to chase for updates.

We'll ensure that all your property documentation is checked and explained thoroughly and we can liaise with your lender, estate agent and other parties to ensure that there is clear and prompt communication between everyone at all times.

Whether you're buying a property or selling a house, there are lots of things to think about. By trusting Colin Brown & Kidson to handle your conveyancing, you can relax safe in the knowledge that all the legal details are taken care of.

That's why our clients recommend us to their friends and family. So whether you are buying or selling a property, for fast, friendly, local advice contact us today.

Prices

Please note that there will be two elements to the prices as set out below:

- Fees charged by Colin Brown & Kidson Solicitors; and
- Fees payable to third parties.

Please ensure that you consider both parts to our price information.

Fees charged by Colin Brown & Kidson Solicitors

Property Price Range	Legal Fee	VAT
£0.00 - £110,000.00	£750.00	£150.00
£110,001.00 - £200,000.00	£895.00	£179.00
£200,001.00 - £250,000.00	£950.00	£190.00
£250,001.00 - £350,000.00	£1000.00	£200.00
£350,001.00 - £500,000.00	£1250.00	£250.00
£500,001.00 - £800,000.00	0.35% of purchase price + VAT	
£800,001.00 +	0.4% of purchase price + VAT	

Potential Additional Charges Regardless of Property Price

Item	Fee*	VAT
Bank Transfer (each transfer)	£17.00	
Online AML Check (if required)	£6.00	
Mortgage Fee	£125.00	£25.00
New Build Property	£200.00	£40.00
Leasehold Property	£175.00	£35.00
Shared Equity Scheme	£250.00	£50.00
Help to Buy Scheme	£100.00	£20.00
Right to Buy	£200.00	£40.00
Freehold Flat	£150.00	£30.00
Unregistered Title	£120.00	£24.00
LMS Fee (if required)	£30.00	NIL
Declaration of Trust	£200.00	£40.00
Statutory Declaration	£150.00	£30.00
SDLT Return	£50.00	£10.00

Fees Payable to Third Parties (Disbursements)

Item	Average Fee**
Whitby Search Pack	£201.00
North York Moors National Park Search Pack	£214.00
Searches in other Local Authorities	TBC
Official Search	£3.00 per title (if you require a mortgage)
Bankruptcy Search	£2.00 per person (if you require a mortgage)
Chancel Repair Liability	£12.50
SDLT Processing Fee	£9.60
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk to calculate your fee.
Land Registry Fee	Dependent on property value and type of transaction. We will confirm, but please see https://www.gov.uk/guidance/hm-land-registry-registration-services-fees for details.

* Basis of charging = fixed fee.

** The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

Sale - Fees Payable to Third Parties (Disbursements)

Item	Average Fee**
Land Registry Offices Copies of Register	£6.00
Further Land Registry Copy Documents (if necessary)	£3.00 each
Leasehold/Management Company Enquiry Form (if necessary)	Fee to be confirmed by the Landlord or Managing Agent, primarily applicable to leasehold properties

Our Residential Conveyancing Team

- **Richard Evans** – Solicitor & Partner
- **Michael Crossling** – Solicitor & Partner
- **Mary Shone** – Solicitor & Partner
- **Emily Bowen Evans** – Associate Solicitor
- **Lucy Gill** – Associate Solicitor
- **Carol Jackson** – Legal Executive
- **Grace Braim** – Conveyancer



Colin Brown & Kidson remains true to its local Whitby roots. Dedicated to providing individuals with expert legal advice on a range of issues, Colin Brown & Kidson aim to provide you with excellent customer service - every time.

Whatever your legal issue, trust Colin Brown & Kidson.

We work with you to discuss your legal issues and help you with your situation. We think that legal advice should be straightforward and in plain English. And we promise, that no matter who you are, we speak your kind of language.

Colin Brown & Kidson
Wellington House
5 Wellington Road
Whitby
North Yorkshire
YO21 1BH

Colin Brown & Kidson
Whitby's Local Law Firm

Tel: 01947 603 391
Website: cbk.uk.com