



CBK
SOLICITORS

Residential Conveyancing *Purchase*

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Whitby's Local Law Firm

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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 - £80,000.00	£475.00	£95.00
£80,001.00 - £110,000.00	£575.00	£115.00
£110,001.00 - £200,000.00	£650.00	£130.00
£200,001.00 - £250,000.00	£750.00	£150.00
£250,001.00 - £350,000.00	£820.00	£164.00
£350,001.00 - £500,000.00	£875.00	£175.00
£500,001.00 - £800,000.00	£1200.00	£240.00
£800,001.00 +	Please contact us to discuss the property and your requirements	

Potential Additional Charges Regardless of Property Price

Item	Fee*	VAT
Bank Transfer (each transfer)	£12.00	£2.40
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	£12.00	
Declaration of Trust	£125.00	£25.00
Statutory Declaration	£75.00	£15.00

Fees Payable to Third Parties (Disbursements)

Item	Average Fee**
Whitby Search Pack including environmental, water...	£178.00
North York Moors National Park Search Pack	£191.00

Item	Actual Fee
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	£8.40 (if you require a mortgage)
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit www.stampdutycalculator.org.uk to calculate your fee.
Land Registry Fee	Dependent on property value and property type as follows:

Property Price Range	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title
£0.00 - £80,000.00	£20.00	£40.00
£80,001.00 - £100,000.00	£40.00	£80.00
£100,001.00 - £200,000.00	£95.00	£190.00
£200,001.00 - £500,000.00	£135.00	£270.00
£500,001.00 - £1,000,000.00	£270.00	£540.00
£1,000,001.00 +	£455.00	£910.00

* 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.

Work Included and Key Stages

The precise work and stages involved in the purchase of a freehold residential property vary according to the circumstances. However, we have set out the key stages involved in a typical purchase transaction:

- Take your instructions and give you initial advice.
- Check finances are in place to fund the purchase and contact the lender's solicitors if needed.
- Receive and advise on contract documents.
- Carry out searches.
- Make any necessary enquiries of seller's solicitor.
- Give you advice on all documents and information received.
- Acting for your lender and advising you on the relevant conditions of your mortgage offer.
- Check the title of the property and prepare the document to transfer ownership to you.
- Send the final contract to you for signature and ask you to pay the agreed deposit to us so that contracts can be exchanged.
- Agree a completion date (date from which you own the property).
- Exchange contracts and notify you that this has happened.
- Arrange for all monies needed to be received from the lender (if applicable) and you.
- Complete purchase.
- Deal with payment of Stamp Duty Land Tax, including the completion of the SDLT form
- Deal with application for registration at Land Registry.
- Notify you and your lender (if applicable) of registration once confirmed.

If your property is leasehold property, as part of the supplemental fixed fee we would also include the following in our service:

- Preparation of and service upon the Landlord of any required Notice of Transfer/Charge
- Preparation of and service upon the Landlord of any required Deed of Covenant

Services Excluded

Our service will not include any of the following:

- Advice on the value of the property.
- Advice on the suitability of your mortgage or any other financial arrangements.
- A physical inspection of the property to ensure that it has been built in accordance with any planning permissions granted.
- Advice on any planning implications unless instructed to do so which may be subject to additional charges.
- Advice on any search result findings that identify contaminated land, fracking sites or other environmental issues.
- Advice on tax (other than SDLT) or other accounting matters.

Approximate/Average Timescales

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. However, the average process takes between 10 – 12 weeks.

It can be quicker or slower depending on the parties in the chain and the efficiency of third parties involved in the purchase such as the seller's solicitors, the solicitors representing other buyers and sellers in the chain, your bank if you are taking out a mortgage, search providers and the relevant local authority to conduct your local search.

Factors that could increase costs

In some circumstances we may increase our fees to account for additional time, work or skill required to meet your instructions. Examples include:

- If your lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property.
- If your lender instructs another conveyancer to act for them.
- If the lender requires anything other than a simple certificate of title (a simple certificate of title is standard with most lenders) in order to send the mortgage funds to our firm.
- If a trust document is required.
- If there is a defect in the property title which requires remedying prior to completion, including advising on and putting in place any indemnity insurance).
- If the transaction requires a new lease to be granted rather than an assignment of an existing lease.
- If the transaction is complex ie those including agricultural land or woodland, the property is mixed use or commercial.
- Commercial/mixed use transaction
- The property has non-standard restrictions on title

Our Residential Conveyancing Team

- **Richard Evans** – Solicitor & Partner
- **Michael Crossling** – Solicitor & Partner
- **Emily Bowen Evans** – Trainee Solicitor
- **Carol Jackson** – Legal Executive



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.

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