

GARTSIDES SOLICITORS

Supplemental Charges on Sales

Whilst we reserve the right to charge on a time-spent basis at £200 per hour, a general estimate to the likely charges for non-standard matters are as follows;

£400 plus vat for deed of variation

£400 for transfer of part not new build

£150 plus vat for leasehold house but no management company or resident's association (including freehold with leasehold garage)

£200 plus vat for freehold with one management company

£250 plus vat for freehold with two management companies

£250 plus vat for leasehold with one management company

£300 plus vat for leasehold with two management companies

£100 plus vat to appoint second trustee to overreach a form a restriction

£100 plus vat for gifted deposit

£100 plus vat per additional non-standard clause to the contract or transfer

£100 plus vat for private drainage questionnaire

£100 plus vat for private water supply questionnaire

£50 plus vat for conservatory questionnaire

£200 plus Vat for solar panels

£50 plus vat to obtain certificates or planning documents for you

£75.00 plus vat for land registry restrictions (except form a restrictions)

£150 plus vat for late completions (irrespective of the cause of the late completion)

£50 plus vat to obtain FENSA, gas safe, corgi, electrical, HETAS, TPOs, planning & building regulations documents

£100 plus vat for post matrimonial/divorce/separation sale

£50 plus vat for sales by attorneys or personal representatives

£150 plus vat for negotiating access between exchange and completion

£50 plus vat for arranging for non-owning adult occupiers to sign the contract

£100 plus vat for reposessions or other purchases with a deadline

£10 plus vat for unknown lawyer check fee plus £12 disbursement (£24 in total)

£25 plus vat per indemnity policy plus the cost of the premium

£50 plus vat for transferring money outside of the UK (in addition to TT fee)

£75 plus vat for the discharge of a second charge and for each additional charge

£75 plus vat for preparing simple statutory declaration

£150 plus vat for unregistered title

£250 plus vat for negative equity

£250 plus vat for shared equity

£500 plus vat for application for possessory title (this is a minimum)

£50 plus vat for each title where the property is comprised in more than one title

£100 plus vat for tenancy agreement

£100 plus vat for rent apportionments or assistance with return of deposit

£100 plus vat for buy to let

£300 plus vat very complicated title

£200 plus vat for us to retain money for example on a new or relatively new property where the roads or the sewers are unadopted or to cover adverse service charges adjustments on leasehold properties

£300 plus vat for Japanese knotweed

Supplemental Charges on Purchases

We reserve the right to charge on a time-spent basis at £200 per hour. The figures below are an indication only.

Types of Transaction / Property

£200 plus vat for unregistered title (the land registry fee will be double)
£100 plus vat plus vat for leasehold house but no management company
£250 plus vat for freehold house one management company
£300 plus vat for freehold house two management companies
£300 plus vat for leasehold one management company
£350 plus vat for leasehold with two management companies
£250 plus vat for new build
£400 for transfer of part of land registry title not new build
£100 plus vat for buy to let.
£100 plus vat for repossessions or other purchases with a deadline
£300 plus vat for help to buy.
£250 plus vat for shared equity
£50 plus vat for purchases involving powers of attorney or grants of probate / administration.
£50 plus vat for conservatories / cladding
£200 plus vat for private drainage / private water supply
£200 plus vat for solar panels

Ancillary Matters

£25 plus vat for unknown lawyer check fee plus £12 disbursement
£25 plus vat per indemnity policy (plus the premium)
£50 plus vat for each help to buy ISA or Lifetime ISA
£50 plus vat per additional account for proof funds where the balance has been in more than two accounts.
£50 plus vat for non-owner adult occupier consent
£50 plus vat for dealing with gifts/loans from a third party or £100 plus vat if not in mortgage offer.
£100 plus vat for seller gifted deposit

Ancillary Matters with Leasehold / Management Company

£50 plus vat for stock transfer form / share certificates
£85 plus vat for deeds of covenant / licence to assign.

Optional Extras

£100 plus vat for tenancy agreements
£200 plus vat for basic declaration of trust
£200 plus vat for us to retentions (for example unadopted roads or sewers or service charges adjustments).
£50 plus vat for transferring money outside UK (in addition to TT fee)
£50 plus vat to register property alert at Land Registry.
£50 plus vat to obtain certificates or documents (for example planning documents) for you.
£200 plus vat for negotiating access between exchange and completion.

Complications

£300 plus vat very complicated title
£50 plus vat for each additional title where the property is comprised in more than one title.
£50 plus vat per each additional clause to the contract or transfer
£200 plus vat for late completions (irrespective of the cause of the late completion)
£150 plus vat for non-standard searches (other than local authority, drainage, and water, environmental, mining, chancel, company, land registry and bankruptcy)
£150 plus vat for an unsecured loan agreement
£250 plus vat for second charge
£400 plus vat for deed of variation
£400 plus vat for purchase freehold or a lease extension (estimated fee)
£750 plus vat for application for possessory title (estimated fee)
£300 for Japanese Knotweed.

Lenders with Additional Requirements

£25 plus vat for acting for LMS lenders (some of which are Monmouthshire, Newcastle, West Bromwich, Melton Mowbray, Chorley, Virgin Money, Marsden, Tesco, TSB, Natwest) plus £12 disbursement (£42 in total)

£25 plus vat for acting for UCLS lenders (including metro bank) plus £14 disbursement.

£200 plus vat for dealing with Paragon / Kent Reliance / Kensington,