

Conveyancing Costs

CONVEYANCING COSTS – PURCHASE

Here you can find our costs in relation to a purchase of a property. *If you have any queries regarding the costs in this table, please contact us so that we may provide a personalised quote.* Vat is included where indicated. Our fees are based on whether one of our Conveyancers or Directors carries out the work on your behalf.

We do not and never will pay or receive referral fees for conveyancing work; rather our clients choose us based on word of mouth, referrals from previous clients and our good name. We do not charge additional fees in the event that there is a delay between exchanging contracts and completion, unlike many large conveyancing

PURCHASE

	£0 - £80K	£81-£100K	£101- £150K	£151-£200K	£201-£250K	£251-£350K	£351-£500K	£501-£750K
Conveyancing Fees	£950.00	£950.00	£950.00	£950.00	£950.00	£1,025.00	£1,280.00	£1,530.00
VAT	£190.00	£190.00	£190.00	£190.00	£190.00	£205.00	£256.00	£306.00
Barrow and Cook Bank								
Transfer Fee	£35.00	£35.00	£35.00	£35.00	£35.00	£35.00	£35.00	£35.00
VAT	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00
Barrow and Cook Land Tax								
Return	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00
VAT	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00
Search pack	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00
Coal Search	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00
Land Reg Search	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00
Bankruptcy	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00
Land Reg fees**	£20.00	£40.00	£100.00	£100.00	£150.00	£150.00	£150.00	£295.00
	£1,475.00	£1,495.00	£1,555.00	£1,555.00	£1,605.00	£1,695.00	£2,001.00	£2,446.00

** If property is registered and the application can be made online. If the title is unregistered then the Land Registry will charge a larger fee.

Additional Fees:-

Help to Buy ISA's will attract an additional fee of £50.00 plus VAT per client

Long Leasehold Properties will attract an additional fee of £50.00 plus VAT

Barrow and Cook Fees to verify identification will attract an additional fee of £10.00 plus VAT per person

For the purchase of flat/apartment style properties and new builds, please telephone our offices for a bespoke quotation

CONVEYANCING COSTS - SALE

Here you can find our costs in relation to a sale of a property. *If you have any queries regarding the costs in this table, please contact us so that we may provide a personalised quote.* Vat is included where indicated. Our fees are based on whether one of our Conveyancers or Directors carries out the work on your behalf.

We do not and never will pay or receive referral fees for conveyancing work; rather our clients choose us based on word of mouth, referrals from previous clients and our good name. We do not charge additional fees in the event that there is a delay between exchanging contracts and completion, unlike many large conveyancing firms.

Barrow and Cook Fees to verify identification will attract an additional fee of £10.00 plus VAT per person

SALE

	£0-£200K	£201- £250K	£251-£350K	£351-£500K	£501-£600K	£601-£750K
Conveyancing Fees	£950.00	£950.00	£950.00	£1,225.00	£1,425.00	£1,625.00
VAT	£190.00	£190.00	£190.00	£245.00	£285.00	£325.00
Barrow and Cook Bank						
Transfer Fee mortgage	£35.00	£35.00	£35.00	£35.00	£35.00	£35.00
VAT	£7.00	£7.00	£7.00	£7.00	£7.00	£7.00
Office Copies **	£14.00	£14.00	£14.00	£14.00	£14.00	£14.00
	£1,196.00	£1,196.00	£1,196.00	£1,526.00	£1,766.00	£2,006.00

** Office Copies are £14.00 per title

For the sale of flat/apartment style properties and new builds, please telephone our offices for a bespoke quotation

Long Leasehold property will attract an additional fee of £50.00 plus VAT

Barrow and Cook Fees to verify identification will attract an additional fee of £10.00 plus VAT per person

Re-mortgage and Transfer

Re-mortgage and Transfer

Fees	£795.00
VAT	£159.00
Bank transfer fee	£35.00
VAT	£7.00
Land Tax return fee	£50.00
VAT	£10.00
	£1,056.00

Re-mortgage

Fees	£425.00
VAT	£85.00
Bank Transfer Fee	£35.00
VAT	£7.00
	£552.00

Proposed Transfer of Equity Advice

Fees	£180.00
VAT	£36.00
Office Copies	£14.00
	£230.00

Transfer

Fees	£595.00
VAT	£119.00
Bank Transfer fee	£35.00
VAT	£7.00
	£756.00

Please note - the Land Tax Form Fee may apply if the Transfer is for monetary value or is a second property.

Remortgages and Transfers will be subject to office copy fees (approx £14.00) and bankruptcy search of £6.00 per person. Land Registry fees will depend on property value/lending.

Stamp Duty or Land Tax – This depends 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 here](#).

The basis of our costs is by way of fixed fee however unforeseen complexities may arise which affects the overall cost. In these circumstances we will discuss additional costs with you and refer to our hourly rates.

Our fee assumes that:

this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction

this is the assignment of an existing lease and is not the grant of a new lease

the transaction is concluded in a timely manner and no unforeseen complication arise

all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Disbursements are costs which we have to pay out on your behalf, i.e. to third party search providers.

Conveyancer timescales and key stages - Sale

How long it will take from you accepting an offer to selling will depend on a number of factors. The average process takes between 6-10 weeks. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances.

Take your instructions and give you initial advice

Draft contract documents

Obtain further documentation from you or third parties if required

Respond to any necessary enquiries of buyer's solicitor

Give you advice on all documents and information

Send final contract and transfer to you for signature

Agree completion date (date from which you hand over possession of the property)

Exchange contracts and notify you that this has happened

Complete sale

Conveyancer timescales and key stages - Purchase

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. The average process takes between 6-10 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take significantly longer.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances.

Take your instructions and give you initial advice

Check finances are in place to fund purchase and contact lender's solicitors if needed

Receive and advise on contract documents

Carry out searches

Obtain further planning documentation if required

Make any necessary enquiries of seller's solicitor

Give you advice on all documents and information received

Go through conditions of mortgage offer with you

Send final contract and transfer to you for signature

Agree 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 lender and you

Complete purchase

Deal with payment of Stamp Duty/Land Tax

Deal with application for registration at Land Registry

Conveyancers

Martin Andrew Cropper, Solicitor/Director

Andrew Cropper, Director, Senior Solicitor and Supervisor Andrew obtained his Law Degree LLB (Hons) at Leeds University in 1990. He has 29 years' post-qualification experience. Andrew has vast experience in all types of Conveyancing and administering all categories of Estates. Andrew spends approximately half of his time on Conveyancing, the other half being spent on all areas of Private Client work including Probate and Administration of Estates, Wills and Powers of Attorney. Andrew is a Conveyancing Supervisor and head of our Conveyancing, Private Client department and our Estate Agency.

Keith Malcolm Powell, Solicitor/Director

Keith obtained his Law Degree LLB (Hons) at Newcastle University in 1982 and his Solicitor Final Exams in 1983. He has 38 years' post-qualification experience. Keith has vast experience of all types of property transactions which include purchases, sales, matrimonial transfers and mortgages. Keith spends his time on his Family Law, Matrimonial and Mediation practice and residential property transactions. Keith is a Supervisor and been head of our Family Law department for over 20 years.

Marie Tickle, Legal Executive

Marie commenced employment at Barrow & Cook in 1997 and qualified as a Fellow of the Chartered Institute of Legal Executives in 2004. Marie deals with all aspects of conveyancing and property work and is highly regarded by all her clients who experience completion of their sales and purchases with the minimum of stress.

Helene Johnson, Conveyancing Executive

Helene joined the firm in December 2017 and has been a valuable member of our conveyancing team ever since. Helene has built up a great relationship with her clients over the years with many of them returning to use her services for subsequent transactions again and again. They also recommending her to friends, family and colleagues. Helene, although not qualified, is an experienced conveyancer, who began working as a junior clerk, and has worked her way up to the position of fee earner. Having over 40 years experience in the legal field she now deals with residential sales & purchases, transfers of equity and re-mortgages. Helene enjoys her work and takes great pride in making the experience of house buying and selling as simple and efficient as possible.

Carole Carr, Licenced Conveyancer

Carole has been working within residential conveyancing for over 30 years from being a junior member of staff to enrolling on a part time Council for Licensed Conveyancers course at Manchester and Bradford Law Colleges in 2003 to eventually qualify as a Property Lawyer in 2008. Carole has experience of dealing with all residential sales and purchases including Leasehold properties had have worked in both Merseyside and Greater Manchester. She annually complete external CPD courses as part of ongoing professional development in line with my governing body requirements.