

Fees As At 1st January 2023

COUNCIL HOUSE PURCHASE

Cash Purchase

FEE	£ 575.00
VAT	£ 115.00
AML check per person	£ 13.50
*Local Search Insurance	£ 35.00
Coal Authority Search inc VAT	£ 47.75
Chancel Repair Insurance	£ 11.00
Land Charges Search (incl 2 names)	£ 4.00
Land Registry Fee (subject to value)	£ 30.00
TT fee	£ 11.00
VAT on CHAPS fee	£ 2.20
Bank Administration fee	£ 50.00
VAT on Bank Administration fee	£ 10.00
TOTAL	£ 904.45

Mortgage Purchase

FEE	£ 600.00
VAT	£ 120.00
AML check per person	£ 13.50
*Local Search Insurance	£ 35.00
Coal Authority Search inc VAT	£ 47.75
Chancel Repair Insurance	£ 11.00
Land Charges Search (incl 2 names)	£ 4.00
Land Registry Fee (subject to value)	£ 30.00
TT fee	£ 11.00
VAT on CHAPS fee	£ 2.20
Bank Administration fee	£ 50.00
VAT on Bank Administration fee	£ 10.00
TOTAL	£ 934.45

RE MORTGAGES

Up to £100,000

FEE	£ 575.00
VAT	£ 115.00
AML check per person	£ 13.50
Office Copy Entries	£ 6.00
*Local Search Insurance	£ 20.00
Coal Authority Search inc VAT	£ 47.75
Chancel Repair Insurance	£ 11.00
Land Registry Search	£ 3.00
Land Charges Search (inc 2 names)	£ 4.00
Land Registry Fee (subject to value)	£ 20.00
TT fee	£ 11.00
VAT on TT fee	£ 2.20
Bank Administration Fee	£ 50.00
VAT on bank administration fee	£ 10.00
TOTAL	£ 888.45

Up to £200,000

FEE	£ 600.00
VAT	£ 120.00
AML check per person	£ 13.50
Office Copy Entries	£ 6.00
*Local Search Insurance	£ 45.00
Coal Authority Search inc VAT	£ 47.75
Chancel Repair Insurance	£ 11.00
Land Registry Search	£ 3.00
Land Charges Search (inc 2 names)	£ 4.00
Land Registry Fee (subject to value)	£ 30.00
TT fee	£ 11.00
VAT on TT fee	£ 2.20
Bank Administration Fee	£ 50.00
VAT on bank administration fee	£ 10.00
TOTAL	£ 953.45

TRANSFER OF EQUITY

Transfer of Equity

FEE	£ 625.00
VAT	£ 125.00
AML check per person	£ 13.50
Office Copy Entries	£ 6.00
* Local Search Insurance	£ 35.00
Chancel Repair Insurance	£ 11.00
Land Registry Search	£ 3.00
Land Charge Search (inc 2 names)	£ 4.00
Land Registration Fee (subject to value)	£ 40.00
TT fee	£ 11.00
VAT on CHAPS fee	£ 2.20
Bank Administration Fee	£ 50.00
VAT on Bank Administration fee	£ 10.00
TOTAL	£ 935.70

Transfer of Equity & ReMortgage

FEE	£ 650.00
VAT	£ 130.00
AML check per person	£ 13.50
Office Copy Entries	£ 6.00
* Local Search Insurance	£ 35.00
Chancel Repair Insurance	£ 11.00
Coal Authority Search inc VAT	£ 47.75
Land Registry Search	£ 3.00
Land Charge Search (incl 2 names)	£ 4.00
Land Registration Fee (subject to value)	£ 40.00
TT fee	£ 11.00
VAT on CHAPS fee	£ 2.20
Bank Administration Fee	£ 50.00
VAT on Bank Administration fee	£ 10.00
TOTAL	£ 1,013.45

* Local Search Indemnity Insurance vary according to value and lenders requirements
 SDLT - Refer to Schedule overleaf

SDLT Rates effective 23.09.2022

NORMAL RATE

Property or lease premium or transfer value	SDLT Rate
Up to £250,000	Zero
The next £675,00 (portion from £250,001 to £925.00)	5%
The next £575,00 (portion from £925,001 to £1.5 million)	10%
The remaining amount (portion above £1.5 million)	12%

FIRST TIME BUYERS

Property or lease premium or transfer value	SDLT Rate
Up to £425,000	Zero
Proportion from £425,001 to £625,000	5%

HIGHER RATES

Property or lease premium or transfer value	SDLT Rate
Up to £250,000	3%
The next £675,000 (portion from £250,001 to £925,000)	8%
The next £575,000 (portion from £925,001 to £1.5 million)	13%
The remaining amount (portion above £1.5 million)	15%