

Oxley & Coward Solicitors LLP - Costs Quote for Purchase (Rotherham Searches)

Purchase Price	Legal Fees	20% VAT on Legal Fees	Telegraphic Transfer Admin Fee	Telegraphic Transfer Fee	20% VAT on Telegraphic Transfer and Admin Fee	Official Searches (Local, Mining, Drainage & Environmental) (including 20% VAT)	Land Registry Registration Fee	Land Registry Search Fee (including 20% VAT)	Infotrack Fees (SDLT & AP1) (including 20% VAT)	Estimated Total (inclusive of 20% VAT)
Upto £80,000.00	£545.00	£109.00	£30.00	£12.00	£8.40	£337.70	£20.00	£8.40	£9.60	£1,070.50
£80,001.00 to £100,000.00	£545.00	£109.00	£30.00	£12.00	£8.40	£337.70	£40.00	£8.40	£9.60	£1,100.10
£100,001.00 to £200,000.00	£570.00	£114.00	£30.00	£12.00	£8.40	£337.70	£100.00	£8.40	£9.60	£1,190.10
£200,001.00 to £300,000.00	£645.00	£129.00	£30.00	£12.00	£8.40	£337.70	£150.00	£8.40	£9.60	£1,330.10
£300,001.00 to £400,000.00	£780.00	£156.00	£30.00	£12.00	£8.40	£337.70	£150.00	£8.40	£9.60	£1,492.10
£400,001.00 to £500,000.00	£835.00	£167.00	£30.00	£12.00	£8.40	£337.70	£150.00	£8.40	£9.60	£1,558.10
£500,001.00 to £1,000,000.00	0.2 percent of price	20% VAT	£30.00	£12.00	£8.40	£337.70	£295.00	£8.40	£9.60	TBC
Over £100,000.00	0.2 percent of price	20% VAT	£30.00	£12.00	£8.40	£337.70	£500.00	£8.40	£9.60	TBC

- If the Property is Freehold/Leasehold:-
 - with a Management Company there will be an additional fee payable to Oxley & Coward Solicitors LLP of £200.00 plus 20% VAT; and
 - there may be Landlord/Management Company Notice fees / Deed of Covenant fees payable on completion but we can only advise on the amount of such fees when we have examined the Title.
- If the Property has an unregistered title there will be an additional fee payable to Oxley & Coward Solicitors LLP of £100.00 plus 20% VAT. There will also be additional disbursements and a higher Registration fee.
- The estimated total will change depending on whether or not SDLT is payable. Stamp Duty Land Tax will be payable in accordance with the current thresholds – see link to the Inland Revenue Land Tax Calculator below
 - <http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm>
- A Telegraphic Transfer fee will be payable for each and every Telegraphic Transfer of funds we make on a client's behalf.
- If the Property is subject to solar panels there will be an additional fee payable to Oxley & Coward Solicitors LLP of £150.00 plus 20% VAT.
- Search fees may vary slightly depending on the relevant area.
- LMS fees of £35 plus 20% VAT will be charged depending on whether the lender is on the LMS panel.
- Please see table of additional fees.