



**Conveyancing Charges – January 2026
for Plymouth Community Homes Clients
(applicable to shared ownership and non-shared ownership)**

Costs:

Beers Solicitors' Legal Fees

See the below fee scale

Disbursements:

Search fees – to include:

Approx. £300 - 400
(depending on the location of the property)

Ergonomics

£40.00 plus VAT

Land Registry Search (per title)

£7.00 (no VAT)

Bankruptcy Search (per person)

£6.00 (no VAT)

Index Map Search (new builds and unregistered land)

£8.00 (no VAT)

Money laundering checks (per person)

£25.00 plus VAT

Mortgage Lender Panel Admin Fee

£35 plus VAT

Stamp Duty Land Tax Return Form

£125.00 plus VAT

Land Registry Registration Fee

£20 - £540 (no VAT)

Land Registry Official Copy documents

£7 per item

Our Additional Triggers Fees List is attached to advise on the costs we are not able to quote for at the outset due to not being aware of those matters. We will notify you if any these payments become applicable to your transaction.

Please note: There may be stamp duty land tax to pay at completion in addition to the above sums. We will advise about the tax payment on an individual basis because it can vary considerably for each transaction and your own circumstances.

The search fees quoted are indicative only. Please contact us for a detailed quote if you require one. Local authority search fees may vary significantly depending on the local authority concerned. Land Registration fees also vary depending on the nature of the transaction and may be higher or lower than the figures quoted.

Purchase Fee Scale (this is our base rate for non-shared ownership transactions):

Purchase Price from	Purchase Price to	Fee
£0.00	£250,000.00	£1,025.00
£250,001.00	£500,000.00	£1,135.00
£500,001.00	£750,000.00	£1,235.00
£750,001.00 & over		Ask for Quotation

Sale Fee Scale (this is our base rate for non-shared ownership transactions):

Sale Price from	Sale Price to	Fee
£0.00	£250,000.00	£945.00
£250,001.00	£500,000.00	£975.00
£500,001.00	£750,000.00	£1,115.00
£750,001.00 & over		Ask for Quotation

Shared Ownership specific matters:

Transaction type	Fee (plus VAT)
Final Staircassing *	£1,135.00
Partial Staircassing *	£745.00
Remortgage with no staircasing - new customer	£695.00
Remortgage with no staircasing - existing customer	£595.00

*These sums include the cost of a remortgage which is usually done alongside.

Please see our Additional Trigger Fees List for supplemental fees, such as leasehold fees and new build fees.

Additional Trigger Fees List

Our experience in managing conveyancing transactions often means that we encounter similar issues on a regular occurrence.

As a result we like to draw your attention to possibly developments which may occur during the course of your transaction which will trigger our additional charges. Should any of these circumstances arise, we will of course draw your attention to that development but set out below our additional charges in those circumstances.

Additional Trigger circumstance:	Our Additional Fee + VAT
Auction – Estate Agent's online surcharge	£250.00
Auction – formal – reviewing of auction pack prior to auction	Please seek specific quote
Buying with a Help to Buy equity loan	£350.00
Company due diligence checks - sale	£125.00
Company due diligence checks - buyer	£195.00
Compliance Restrictions –3 or more on the title deeds	£150.00
Corporate Borrower requirements excluding independent director PG advice	£200.00
Declaration of Trust preparation by our Private Client Team	TBC
Deed of Covenant drafting	£150.00
Deed of Variation for Lease or Filed Transfer Deed	£400.00
Deed of Variation to Contract (ie to alter retention riders, completion dates etc)	£350-£600.00
Expedite fee (dependant on chain length and 3 rd parties involved)	£200.00-£400.00
First Time Buyer - Help to Buy ISA	£50.00
First Registration of Property before sale	£250.00
Form completion assistance	£150-£350
Forces Help to Buy	£150.00
Freehold interest in building when buying or selling leasehold flat	£195.00
Freehold Management Company	£250.00
Freehold reversion for leasehold property	£295.00
Gifted Deposit Enquiries (per gift)	£ 125.00
Help to Buy Life time ISA	£150.00
Help to Buy Charge (Target) redemption	£225.00-£250.00
Indemnity Policy – additional legal work with sourcing and placing on risk	£125.00
Key (access) Undertakings	£125.00
Leasehold Supplement	£350.00-£650.00
Any issues arising to EWS, onerous Lender compliance or statutory building compliance issues	Hourly rate
Leasehold with Superior Leasehold (Under lease and Superior lease) surcharge	£425.00
Lender has separate legal representation	£395.00
Lender – cancel and resubmit request for mortgage funds	£75-£200
Life time mortgages – Equity Release	£350-£750
Local Restriction surcharge (buying or selling)	£250.00
New Build Purchase supplement	£450.00
New Build Resale (built within last 10 years) supplement	£325.00
New Build Retention Snagging Deposit Scheme (excluding any negotiations)	£195.00
Notice to Complete requires issuing	£150.00-£250.00
Payment of thirdparty charges, loans, credit cards required by lender – per charge	£100.00
Power of Attorney	£150.00
Private Drainage Enquiries	£195.00
Property Information Form and other protocol forms – assistance with completion	£150-£250
Remortgage which also requires a transfer of equity not initially identified	£250.00
Restrictions and Notices on the title – removal, amendments or additions	£150.00
Retentions – finalising after completion	£125.00
Retentions – (Substantial none standard, ie Knotweed, Fire Risk, septic tank etc)	To be notified
Severing Joint tenancy	£150.00
Shared ownership sale or purchase of a resale property which requires simultaneous stair casing supplement	£275.00

Shared Ownership revised mortgage offer needing renewed HA consent	£95.00
Simultaneous or less than 7 days notice exchange and completion surcharge	£125.00
Solar Panel Enquiries (none lease)	£200.00
Solar Panel Enquiries (Leased)	£500-£750
Stamp Duty Administration fee	£ 125.00
Statutory Declarations/Statements of Truth for rectification of title, solvency etc	£195.00
Subsequent or additional charges secured against the property (per charge)	£125.00
Tenant Enquiries	£250.00
Third party lawyers or other professionals communications	£190.00-£250.00
Transferring property into joint names before sale (for Capital Gains Tax purposes)	£195.00
Transactional Delay/Complications risk additional charge	£195-£225
Unregistered title surcharge (depending on extent of title chain)	£250.00-£600.00

This list is not exhaustive, but should any other circumstances arise, not already covered above, we will of course discuss this with you first before any fee increase.