

Conveyancing (Residential)

Purchases

Our Conveyancing Service* for residential purchases covers:

- Taking instructions about your proposed purchase, discussing this with you including the Home Report;
- Discussing your funding of the purchase, carrying out required Anti-Money Laundering (AML) checks;
- Submission of formal offer for you: considering qualified acceptance issued by seller's solicitor and examining title and reporting to you on both and taking your instructions and concluding missives;
- Preparing mortgage deed (if any): advising you on its terms, having this signed and completed and reporting to lender, certifying title to obtain funds;
- Obtaining funds due by you and all necessary proof of source of funds and transfer from this source/these sources to us before completion;
- Preparing your Land and Buildings Transaction Tax (LBTT) application for Revenue Scotland. This is payable where the purchase price is over £145,000. Submitting application form and making payment of any LBTT or Additional Dwelling Supplement due on your behalf;
- Completing purchase and registering your title and providing you with a copy of registered title.

*Conveyancing Fees and Outlays based on average or typical purchase until Registration of title is completed.

Purchase Price (Up to £145,000)

	Charge	V.A.T.	
Conveyancing Fee purchase without mortgage	£745	£149	£894
Conveyancing Fee purchase with mortgage	£835	£167	£1,002
AML and Compliance Fee	£95	£19	£114
Outlays			
Land and Buildings Transaction Tax**	0% of Purchase Price		
Additional Dwelling Supplement (if payable)***	8% of Purchase Price		
Registration Dues for Title:			
Purchase Price (Up to £50,000)	£80	n/a	£80
Purchase Price (£50,001 to £100,000)	£140	n/a	£140
Purchase Price (£100,001 to £150,000)	£260	n/a	£260
Registration Dues for Advance Notice of Mortgage Deed (only if purchasing with a mortgage)	£20	n/a	£20
Registration Dues for Standard Security (mortgage deed)	£80	n/a	£80
Electronic Money Transfer Fee	£25	£5	£30
Digital Archiving of File	£15	£3	£18

** The percentage rate for each band in LBTT is applied only to the part of the price over the relevant threshold and up to the next threshold.

*** Please note that **Additional Dwelling Supplement (ADS)** at 8% of the purchase price may be payable where the purchaser or civil partner or co-habitee or child under 16 living with the purchaser owns or co-owns any other residential property. ADS must be paid by us before Registration of your Title but it may be reclaimable, normally within 3 years of the date of purchase where the purchaser/spouse/civil partner/cohabitee or child under 16 living with the purchaser sells the other residential property.

Purchases (Cont.)**Purchase Price (Over £145,000 Up to £250,000)**

	Charge	V.A.T.	
Conveyancing Fee purchase without mortgage	£780	£156	£936
Conveyancing Fee purchase with mortgage	£880	£176	£1,056
AML and Compliance Fee	£95	£19	£114
Outlays			
Land and Buildings Transaction Tax**	2% of Purchase Price		
Additional Dwelling Supplement (if payable)***	8% of Purchase Price		
Registration Dues for Title			
Purchase Price (£100,001 to £150,000)	£260	n/a	£260
Purchase Price (£150,001 to £200,000)	£400	n/a	£400
Purchase Price (£200,001 to £250,000)	£530	n/a	£530
Registration Dues for Advance Notice of Mortgage Deed (only if purchasing with a mortgage)	£20	n/a	£20
Registration Dues for Standard Security (mortgage deed)	£80	n/a	£80
Electronic Money Transfer Fee	£25	£5	£30
Digital Archiving of File	£15	£3	£18

Purchase Price (Over £250,000 to £500,000)

	Charge	V.A.T.	
Conveyancing Fee purchase without mortgage	£950	£190	£1,140
Conveyancing Fee purchase with mortgage	£1,100	£220	£1,320
AML and Compliance Fee	£120	£24	£144
Outlays			
Land and Buildings Transaction Tax**	5% of Purchase Price		
Purchase Price (£250,001 to £325,000)	5% of Purchase Price		
Purchase Price (£325,001 to £500,000)	10% of Purchase Price		
Additional Dwelling Supplement (if payable) ***	8% of Purchase Price		
Registration Dues for Title			
Purchase Price (£250,001 to £300,000)	£530	n/a	£530
Purchase Price (£300,001 to £500,000)	£660	n/a	£660
Registration Dues for Advance Notice of Mortgage Deed (only if purchasing with a mortgage)	£20	n/a	£20
Registration Dues for Standard Security (mortgage deed)	£80	n/a	£80
Electronic Money Transfer Fee	£25	£5	£30
Digital Archiving of File	£15	£3	£18

** The percentage rate for each band in LBTT is applied only to the part of the price over the relevant threshold and up to the next threshold.

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