

ESTIMATE OF CONVEYANCING CHARGES

THE PERSON NAMED OPPOSITE HAS OVERALL RESPONSIBILITY FOR YOUR CONVEYANCING.	Our contact name: Mark Richards Date: 1 August 2020	
THE FEES INDICATED ARE ESTIMATES BASED ON INFORMATION SUPPLIED BY YOU AND ON THE BASIS THAT THE TRANSACTION WILL PROCEED NORMALLY. WE WILL NOTIFY YOU IN WRITING IF THE ESTIMATE OF OUR FEES IS LIKELY TO BE EXCEEDED.	Name and status of the person responsible for your conveyancing: Mark Richards of Abbey & Richards East Chamber 4 High Street Blakey BL1 6RD	
IF WE ALSO ACT FOR THE LENDER, YOUR LENDER MAY EXPECT YOU TO PAY US DIRECTLY FOR WORK UNDERTAKEN ON ITS BEHALF.	Your details: Shilpa Jennings and Daniel Rodriguez of 19 Minster Yard Blakey	
THE OTHER EXPENSES SHOWN ARE BELIEVED TO BE CORRECT AT THE DATE OF THIS FORM BUT CAN BE SUBJECT TO CHANGES OUTSIDE OUR CONTROL. SOME OF THESE EXPENSES MAY BE PAYABLE IN ADVANCE. A CHARGE MAY BE MADE FOR ABORTIVE WORK.	Address of property to be sold: 19 Minster Yard Blakey Price: £100,000 Freehold/Leasehold Subject to mortgage: Yes/No Amount: £ unknown	
THERE MAY BE OTHER EXPENSES OF WHICH WE ARE NOT AWARE AT PRESENT, SUCH AS A FEE FOR LAND REGISTRY, OFFICE COPIES OR OBTAINING A COPY OF PLANNING CONSENTS FROM THE LOCAL AUTHORITY. SOME LENDERS CHARGE FOR SUPPLYING TITLE DEEDS AND FOR DISCHARGING THE MORTGAGE.	Address of property to be purchased: 9 Castle Hill Blakey Price: £200,000 Freehold/Leasehold Subject to mortgage: Yes/No Amount: £123,000	
IF THE PROPERTY PURCHASED IS LEASEHOLD THERE MAY BE FURTHER PAYMENTS TO OTHER PARTIES.	Solicitors fee on SALE For acting for you £300 For acting for your lender on redemption of mortgage £50 Sub total £350	Solicitors fee on PURCHASE For acting for you £400 For acting for your lender £50 Sub total £450
	Amounts payable to others VAT @ 20% £70 Other expenses if known (approximately) £40 Total (approximately) £460	Amounts payable to others VAT @ 20% £90 Local authority & drainage search fees (approx.) £270 Environmental search £42 HMRC stamp duty £1,500 Land Registry fees £190 Other expenses if known (approximately) £40 Total (approximately) £2,582
We are committed to providing a good quality service. If you feel at any time that you are not receiving that service, please contact: Robert Abbey		