



Menu of Additional Legal Services for Transfers of Equity

On occasion our clients have required or requested additional legal services.

This can occur due to unforeseen circumstances or a complicated transfer.

Below is a list of the additional services we can offer. If you require or request any of these services your conveyancer will always seek your authority to proceed first.

All charges listed are subject to VAT at the prevailing rate

Service	Fee	Explanation
Declaration of Trust	From £250	A Declaration of Trust legally sets out how you would want the equity in the property to be split between you. This is particularly beneficial if one party will be investing more money into the property.
Deed of Covenant	£100	A Deed of Covenant may be needed where there are obligations and restrictions that are attached to the property that may limit your use and enjoyment of the property. This document is a promise you will abide by the obligations and restrictions.
Leasehold Property/Freehold Management Company	£100	We may have to deal with a freehold management company if common land near your desired property is owned by a freehold management company. However, most land such as parks or green land is normally owned by the local council. If your property is leasehold we may have to deal with the landlord/management company in order to transfer your ownership.
Money transfer outside the UK	£60	If money is being transferred from outside of the UK we are required to undertake additional checks due to money laundering regulations.

Registered Caution or Restriction	£95 (each)	This is when a company or a person has a beneficial interest in the property. This can occur if money is owed or if there is a court order in place. You will need this removed before the transfer can go ahead.
Unregistered land	£250	If your property is unregistered we will need to register this at the Land Registry.
Return unpaid/stopped cheque	£35	This is at the request of our client.
Transfer of Part	From £300	A transfer of part is required if only transferring a part of your land.
Writing a Will	From £235	<p>Making a Will enables you to set out your funeral wishes, appoint executors (the people who deal with things for you once you have died) and appoint guardians if you have young children.</p> <p>Your Will also enables you to set out who will inherit from you. If you do not have a Will or your Will is invalid for some reason the government rules of intestacy will apply.</p> <p>The fee quoted is for a simple Will for one person as outlined on our website. Fixed fee prices for a complex Will or for a couple can be found on our website.</p>
Help to Buy charge	£150 + VAT	If you have a Help to Buy charge we will need to undertake additional legal work to ensure that their charge is protected and parties are amended to reflect the transfer.