

Administration fee - £250 + VAT. This is to cover our costs for carrying out enquiries into the viability of the sale. Please note we will require a deposit of £50 +VAT in advance to cover our initial enquiry costs. This is non-refundable but will be deducted from the overall £250 administration fee if the matter proceeds to completion.

Legal fees - £500 + VAT if the land is for use as garden land only, but if the land has development potential or is a building plot the fees will be £850 + VAT. If the land has potential development value a clawback clause will be included in the transfer; your Solicitor will be able to give you advice on this. Please note that the fees quoted are the minimum legal fees; if the matter becomes protracted they are likely to increase. Also a proportion of these fees will be payable relative to the amount of work carried out should the matter not result in completion.

Valuation fee - Estimated between £150 - £300 + VAT – We will let you know the final figure prior to the valuation being carried out. This fee will be payable in advance.

Depending on your intentions you may also need planning permission/'change of use' or building regulation consent. Please contact our planning department for further information and details of their fees by phone on 01884 255255. A duty planning officer is available on weekday mornings between 9am and 12 noon.