

MannBenham Disbursements Guide

Disbursements are separate third-party fees and charges that are paid to other organisations and third-parties as part of the property buying or selling process.

At MannBenham we pride ourselves on being transparent about the costs of conveyancing and we will explain clearly from the start what the additional costs are involved in your particular property transaction.

Fees for essential property searches, such as those carried out through a Local Authority or the Manx Utilities Authority, are fixed by the provider.

Others, such as the Isle of Man Government Recordal Fee, are calculated according to the value of the property.

Here are the most common disbursements and the amounts you should expect to pay.



Planning

A planning search is useful where buyers would like to know more about the surrounding area as well as the property they are purchasing as part of the conveyancing process. This fee is payable to the Isle of Man Government and does not apply if the property is located in Douglas and Onchan.

Local Authority Searches

The cost of these will vary depending on which parish or town your property is in. These searches are designed to protect you from local authority plans that may affect your property after you've moved in.

Environmental Health

This checks for ground contamination in close proximity to the property. If contamination is found, you may be liable even though you did not cause it. There are up to eight questions that can be asked and this fee is payable to the Isle of Man Government.

Fire | Per flat [+ inspection fee]

If you are buying a flat then a prerequisite is to be compliant with the Fire Regulations. A search will initially be carried out to confirm that the property is compliant. However, if the search turns up any issues then an inspection will be carried out.

Electric, Water and Drainage

This confirms that the property is connected to the electricity grid as well as fresh and foul water sewers.

Manx Gas

Where appropriate, this confirms that the property is connected to the gas main.

Building Control

Building works carried out to a property must comply with certain standards to ensure that they are safe and energy efficient. Unfortunately, it is quite common to discover that building works have been carried out without the necessary Building Control Consent having been obtained.

Highways

When purchasing land or property our Highway Searches is essential in order to assess any current or future pending developments that may affect your decision to purchase.

MannBenham

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Isle of Man Land Registry - CLARE Plan

Up to date electronic boundary plan payable to the Isle of Man Government.

Title Search

A pre-completion search to ensure the vendor owns the property you are attempting to purchase.

Recordal Fee

This is an escalating cost disbursement that depends on the value of the property being purchased. You should factor in the cost of the Recordal Fee which is paid to the Isle of Man Government.

Record Mortgage

This records that the lender has approved a mortgage over a property, with the fee paid to the Bank.

Record Inhibition

This records a restriction on the right to dispose of a property to protect secured borrowing, with the consent of the registered owner and the lender. The fee is payable to the Bank.

Receipt to Cancel

This confirms that the mortgage on the property has now been cancelled as part of the selling process or once a mortgage has been paid off, with the fee being paid to the Bank.

Inhibitions to Cancel

This confirms that the restriction on the selling of the property has been cancelled as part of the selling process or once a mortgage has been paid off, with the fee being paid to the Bank.

It is important to note that costs can vary depending on where you live, the type of property you are purchasing and the kind of searches that are required. Our Property Team will assist you to identify the appropriate disbursements.

Our team are stepping up to the line to support you.

Contact us today on **01624 639350** or email us at propertyteam@mannbenham.com for us to arrange a convenient time to call you back, either by telephone or video call.

