



Residential Conveyancing Fee Information & Timescales

Last updated 1st September 2024

This document provides information on the fees for our conveyancing services.

Purchase Professional Fees*	Amount	VAT	Value
Legal Fee	£595.00	£119.00	<£124,999.00
Legal Fee	£695.00	£139.00	<£125,000.00>£249,999.00
Legal Fee	£795.00	£159.00	<£250,000.00>£499,999.00
Legal Fee	£995.00	£199.00	<£500,000.00>£749,999.00
Legal Fee	£1,195.00	£239.00	<£750,000.00>£999,999.00
Legal Fee	£1,595.00	£319.00	<£1,000,000.00>£1,999,999.00
Legal Fee	£2,195.00	£439.00	<£2,000,000.00

Purchase Disbursement Fees	Amount	VAT
Bank Transfer Fee	£40.00	£8.00
Preparation of Stamp Duty Land Tax Return	£50.00	£10.00
ID/AML Fee	£45.00	£9.00
Fee for Land Registry Documents/Searches	£40.00	£8.00
Lawyer Bank Verification	£15.00	£3.00
Search Pack (Estimated)	£300.00	£60.00

Purchase Third Party Disbursements	Amount	VAT
No Search Chancel Indemnity Insurance	£12.00	-
Land Registry Fee**	Various	-
Stamp Duty Land Tax***	Various	-

Sale Professional Fees*	Price	VAT	Scale
Legal Fee	£595.00	£119.00	<£124,999.00
Legal Fee	£695.00	£139.00	<£125,000.00>£249,999.00
Legal Fee	£795.00	£159.00	<£250,000.00>£499,999.00
Legal Fee	£895.00	£179.00	<£500,000.00>£749,999.00
Legal Fee	£995.00	£199.00	<£750,000.00>£999,999.00
Legal Fee	£1,095.00	£219.00	<£1,000,000.00>£1,999,999.00
Legal Fee	£1,195.00	£239.00	<£2,000,000.00

Sale Disbursement Fees	Price	VAT
Bank Transfer Fee	£40.00	£8.00
ID/AML Fee	£45.00	£9.00
Fee for Land Registry Documents/Searches	£40.00	£8.00
Client Bank Verification	£15.00	£3.00

Remortgage Professional Fees*	Amount	VAT	Scale
Legal Fee	£450.00	£90.00	<£124,999.00>£500,000.00
Legal Fee	£550.00	£110.00	<£500,000.00>£199,999.00
Legal Fee	£650.00	£130.00	<£2,000,000.00

Remortgage Disbursement Fees	Price	VAT
Bank Transfer Fee	£40.00	£8.00
ID/AML Fee	£45.00	£9.00
Fee for Land Registry Documents/Searches	£40.00	£8.00
Client Bank Verification	£15.00	£3.00

Remortgage Third Party Disbursements	Amount	VAT
Land Registry Fee**	Various	-
Stamp Duty Land Tax***	Various	-
No Search Indemnity Insurance ****	Various	-

It is important to note that not all the fees and disbursements listed will be relevant to your matter. We can only advise on the an estimate of costs and work involved following our initial conversation with you.

*If property is leasehold then an additional fee charge of £200 plus £40 of VAT will apply.

**Land Registry registration fees are dictated by the purchase price and nature of a transaction, the fee will be provided following our initial conversation with you. The amount changes based on the needs of the land registry application.

***This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website.

****The cost of this policy depends on the market value of the property and varies accordingly. The cost of this policy will be confirmed on enquiry.

The pricing above assumes that it will not be necessary to carry out any work outside the terms of this fixed price.

The total amount payable by you may also change if there are changes to the rates of VAT or disbursements are altered after the date of this document.

The following is a list of other additional fees that MAY apply to your matter and will vary depending, for example, on the type of property, any related finance and/or issues relating to the title to the property. We will only be able to determine the full extent of the work required to your matter once full contract documentation is received from the other side's solicitors and, where applicable, your lender. So that you have a full picture of the fees that you MAY need to pay in addition to the Professional Fees; Disbursement Fees and Third Party Disbursements, we set out below a list of fees for work that falls outside the scope covered above.

Our average fees per transaction including Professional Fees, Disbursement Fees and Additional Fees but excluding Third Party disbursements are typically £1250.00 plus VAT. Note all additional fees below are quoted exclusive of VAT which shall be charged at the prevailing rate.

Additional Fee	Amount
Agreeing a key undertaking	£50.00
Arranging or negotiating a retention	£100.00
AML surcharge for non-uk residents	£30.00
Approving or drafting a statutory declaration and/or statement of truth	£150.00
Arranging and/or approving Indemnity Insurance (per policy)	£75.00
Client Bank Verification and/or Lawyer Bank Verification	£15.00
Dealing with a court order/ power of attorney/ probate	£100.00
Dealing with a deed of covenant and/or licence to assign	£150.00
Dealing with a freehold management company	£150.00
Dealing with a gifted deposit and/or gifted equity	£75.00
Dealing with a limited company/companies house	£150.00
Dealing with a reissued or additional mortgage offer	£40.00
Dealing with a rent charge	£100.00
Dealing with a restriction, caution or notice on title.	£100.00
Dealing with a separately represented lender	£200.00
Liaising with a third party/matrimonial solicitors	£200.00
Dealing with an auction purchase	£300.00
Dealing with lender special conditions or mortgage retention	£100.00
Property with solar panels or septic tank	£200.00

Approving or drafting a variation to deed or lease	£350.00
Drafting a declaration of trust	£350.00
Funds transfer surcharge outside of UK	£60.00
Processing a notice of transfer and/or charge.	£50.00
Purchase using help to buy ISA or lifetime ISA	£50.00
Redeeming a help to buy loan.	£100.00
Dealing with a house of multiple occupation	£100.00
Approving a lease extension or new lease	£350.00
Dealing with a leasehold property	£200.00
Lender panel management fee	£30.00
Lender referral	£40.00
Lifetime mortgage and/or equity release	£300.00
Merging titles	£150.00
Dealing with a new build or shared ownership property	£400.00
Obtaining and/or reviewing planning documentation (per application)	£50.00
Drafting or approving an overage agreement/option to purchase	£600.00
Preparing a lease extension or new lease	£450.00
Preparing a deed of consent/occupier's consent form	£75.00
Purchasing with a mortgage	£60.00
Purchasing with a help to buy loan (including armed forces)	£250.00
Dealing with a mortgage redemption (per mortgage)	£50.00
Reviewing complex source of funds	£75.00
Reviewing or dealing with an additional title or lease	£150.00

Reviewing tenancy documentation and/or buy to let requirements (per tenancy agreement)	£150.00
Splitting of title	£300.00
Dealing with a staircasing transaction	£150.00
Surplus funds to a third party	£50.00
Dealing with an unregistered title	£250.00
Dealing with an unrepresented party	£100.00
Upgrading the title	£150.00
Dealing with management company membership	£100.00
Stamp duty land tax return preparation (per tax return)	£50.00
Priority transaction Fee	£250.00
Disproportionate client contact fee	£200.00
Right to buy or affordable housing purchase	£200.00
DocuSign Fee (per client)	£12.00
Dealing with Building Safety Act property	£500.00
Dealing with a flying freehold	£100.00

The Average Transaction time scale is 10-12 weeks. An additional 2- 4 weeks for a leasehold property.