

Residential Conveyancing Prices

SALE

These fees cover all work related to finalise and complete the sale of your home, including redeeming (paying) any outstanding mortgages or charges that are registered against the property.

Legal fees

Property price range	FREEHOLD			LEASEHOLD		
	Legal fee	VAT (20%)	Total fee	Legal fee	VAT (20%)	Total fee
Up to 100k	£545	£109	£654	£675	£135	£810
100,001-200k	£595	£119	£714	£725	£145	£870
200,001-300k	£645	£129	£774	£775	£155	£930
300,001-400k	£695	£139	£834	£825	£165	£990
400,001-500k	£745	£149	£894	£875	£175	£1,050
500,001-750k	£845	£169	£1,014	£925	£185	£1,110
750,001 and over	Please contact us					

Additional fees (as and if charged)

Chargeable service	Fee	VAT (20%)	Total fee
Telegraphic transfer fee (Per Transfer)	£30	£6	£36
Electronic identity check (Per Person)	£20	£4	£24 (Per Person)
Mortgage Admin	£60	£12	£72
Legalito Smart Enquires	£7.50	£1.50	£9.00

Disbursements that may apply.

In addition to our fees, you will need to pay some disbursements.

Disbursements are costs related to your matter that are payable to third parties, such as land documents and searches. We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions. This payment on account is **normally £120**.

The below table is indicative, and all charges **may not** be payable on all matters.

All fees are exclusive of VAT at the prevailing rate – currently £20% unless otherwise stated.

Disbursements

Description of Disbursement	Fee	VAT (20%)	Total
Land Registry Official Copies	£7.00 (per document)	£0.00	Two documents will always be required but more may be necessary depending on the title.
Bankruptcy Search	£6.00 (per person)	N/A	£6.00 (per person)
Client Account Checker (per Account)	£5	£1	£6
Leasehold sales only:			
Sale pack from management company/ Landlord	This typically ranges from £150 - £400	£30 - £80	£180-£480

Our fees above assume that:

The transaction is standard and that no unforeseen matters arise, including, for example, but not limited to, a defect in title which requires remedying prior to completion, or the preparation of additional documents ancillary to the main transaction.

- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- There is no agricultural land included in the mortgage.

How long with the sale of my house take?

We normally say the process can take **8-12 weeks**. However, many factors influence how long the process will take from the acceptance of your offer until completion and we can never guarantee any timescales. Issues such as the length of the chain, the buyers getting a mortgage and the types of property being bought and sold will affect timescales.

Stages of selling a property explained.

Individual circumstances will affect the stages of the transaction, however our fees outlined above cover all of the following stages. If there is any additional work required, then we will always tell you before we do this.

Stage	Explanation
1	Taking your instructions and giving you initial advice
2	Preparing and sending the contract documents to your purchaser's solicitor
3	Obtaining information from you and responding to the purchaser's solicitor
4	Sending you the final contract for signature
5	Agreeing a completion date with you (the date from which you will no longer own the property)
6	Exchanging contracts and notifying you that this exchange has happened
7	Completing the sale
8	Repaying your outstanding mortgage and paying your estate agents
9	Sending the net proceeds of sale to you.

PURCHASE

These fees cover the work involved to complete the purchase of your new home, including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax (SDLT) for properties in England, or Land Transaction Tax (Land Tax) for properties in Wales.

Legal fees

Property price range	FREEHOLD			LEASEHOLD		
	Legal fee	VAT (20%)	Total fee	Legal fee	VAT (20%)	Total fee
Up to 100k	£595	£119	£714	£725	£145	£890
100,001-200k	£645	£129	£774	£775	£155	£930
200,001-300k	£695	£139	£834	£825	£165	£990
300,001-400k	£745	£149	£894	£875	£175	£1,050
400,001-500k	£795	£159	£954	£925	£185	£1,110
500,001-750k	£895	£179	£1,074	£975	£195	£1,170
750,001 and over	Please Contact us					

Additional fees (as and if charged)

Chargeable service	Fee	VAT (20%)	Total fee
Telegraphic transfer fee	£30	£6	£36
Electronic identity check (Per Person)	£20	£4	£24 (Per Person)
Lawyer checker fee	£12.50	£2.50	£15
SDLT Submission and Checker	£60	£12	£72
Legalito Smart Enquiries and Reports	£37.50	£7.50	£45
AP1 Submission and Reports through InfoTrack	£31	£6.20	£37.20
Mortgage Admin Fee	£60	£12	£72.00

Disbursements

In addition to our fees, you will need to pay some disbursements. Disbursements are costs related to your matter that are payable to third parties, such as land Registry fees.

We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions.

This payment on account is **normally £500**.

The below table is indicative, and all charges may not be payable on all matters.

Description of Disbursement	Fee	VAT (20%)	Total
Bankruptcy Search	£6.00 (per person)	N/A	£6.00 (per person)
Pre-Completion Search for registered property	£7.00 (per registered title)	N/A	£7.00 (per registered title)
Land charges search (for unregistered property)	£6.00 (per persons searched against)	N/A	£6.00 (per persons searched against)
Searches *	In the region of £157.75-£332.50	£31.55-£66.50	£189.30-£399
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk/ to calculate your fee. **		
Land Registry fee	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		
Official Search of Whole with Priority	£7	N/A	£7
Search of the Index Map	£8	N/A	£8
Leasehold purchases only:			
Notice of Assignment fee to freeholder and/or managing agent ***	This typically ranges from £150 - £180	£30-£36	£180-£216
Deed of Covenant fee	This typically ranges from £100 - £300	£20-£60.00	£120-£360.00
Certificate of Compliance fee.	This typically ranges from £100 - £300	£20-£60.00	£120-£360.00

* The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

** We will be able to confirm your exact fee once we have specific information about your purchase.

*** These fees vary from property to property and can sometimes be significantly more than the ranges given. We can give you a more accurate figure once we have sight of your specific documents. You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property.

The costs above relate to our fee legal fees for associated with the purchase of your property. Due to additional work involved with some types of property purchasers, there may be additional fees applicable as below.

Our fees assumes that:

The transaction is standard and that no unforeseen matters arise, including, for example, but not limited to, a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.

- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required.
- There is no agricultural land included in the mortgage.
- Additional disbursements may apply if indemnity policies are required.

Stamp Duty Land Tax (England) – Land Tax (Wales)

SDLT or Land tax will be payable in most cases but depends on the Price of the property, whether you are a first time buyer, purchasing with a company, living overseas or the purchase will result in you owning more than one property.

- The link for the SDLT (England) website is [here](#).
- The link for the Land Tax (Wales) website is [here](#).

How long with the purchase of my house take?

We normally say the process can take **8-12 weeks**. However, many factors influence how long the process will take from the acceptance of your offer until completion and we can never guarantee any timescales. Issues such as the length of the chain, the buyers getting a mortgage and the types of property being bought and sold will affect timescales. If the property being bought is a new build, Leasehold or Shared Ownership the timescales could be significantly longer.

Stages of buying a property explained.

Individual circumstances will affect the stages of the transaction, but our fees detailed above cover all of the following stages. If there is any additional work required, then we will always tell you before we do this.

Stage	Explanation
1	Taking your instructions and giving initial advice.
2	Checking your finances are in place to fund the purchase and contacting the lender's solicitors if needed.
3	Receiving and advising on the contract documents.
4	Carrying out the usual conveyancing searches.
5	Obtaining further planning documentation as required
6	Making any necessary enquiries of the seller's solicitor
7	Giving you advice on all documents and information received
8	Going through the conditions of the mortgage offer and contract papers with you face to face
9	Sending the final contract to you for signature, if a face-to-face meeting is not possible
10	Agreeing a completion date (the date from which you will own the property)
11	Exchanging contracts and notifying you that this exchange has happened.
12	Completing your purchase.
13	Dealing with your payment of Stamp Duty/Land Tax
14	Dealing with your application for registration at the Land Registry

REMORTGAGE

These fees cover the work involved to complete the remortgage of your property, including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax (SDLT) for properties in England, or Land Transaction Tax (Land Tax) for properties in Wales, and redeeming any mortgages.

All fees are exclusive of VAT at the prevailing rate (currently £20%) unless otherwise stated.

Legal fees

Property price range	Legal fee	VAT (20%)	Total fee
Up to 500k	£450	£90	£540
500,001-1,000,000	£650	£130	£780
1,000,000+	£750	£150	£900

Additional fees (as and if charged)

Chargeable service	Fee	VAT (20%)	Total fee
Telegraphic transfer fee	£30	£6	£36
Electronic identity check (per person)	£20	£4	£24 (per person)
Ap1 Submission	£5	£1	£6
Mortgage Admin	£60	£12	£72
Legalito Smart Enquiries	£7.50	£1.50	£9.00

Disbursements

In addition to our fees, you will need to pay some disbursements. Disbursements are costs related to your matter that are payable to third parties, such as land Registry fees.

We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions.

This payment on account is **normally £120.**

The below table is indicative, and all charges may not be payable on all matters.

All fees are exclusive of VAT at the prevailing rate (currently £20%) unless otherwise stated.

Description of Disbursement	Fee	VAT (20%)	Total
Bankruptcy Search	£6.00 (per person)	N/A	£6.00 (per person)
Pre-Completion Search for registered property	£7.00 (per registered title)	N/A	£7.00 (per registered title)
Land charges search (for unregistered property)	£6.00 (per persons searched against)	N/A	£6.00 (per persons searched against)
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk/ to calculate your fee. **		
Land Registry fee	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		
Official Search of Whole with Priority	£7	N/A	£7
Search of the Index Map	£8	N/A	£8
No Search and Title Indemnity	£32-£52	N/A	£32-£52
Leasehold purchases only:			
Notice of Assignment fee to freeholder and/or managing agent ***	This typically ranges from £150 - £180	£30-£36	£180-£216
Description of Disbursement	Fee	VAT (20%)	Total fee
Searches * (if required by your lender)	In the region of £157.75-£332.50	£31.55-£66.50	£189.30-£399
Land Registry Fee **	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		

* The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

** We will be able to confirm your exact fee once we have specific information about your mortgage/ remortgage.

Our fee assumes that:

- This is a standard transaction and that no unforeseen matters arise including, for example (but not limited to), a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction or dealing with any restrictions that are registered against the title
- The transaction is concluded in a timely manner and no unforeseen complications arise
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required
- There is no agricultural land included in the mortgage
- There are no special features such as overage/claw back or the land being subject to unfulfilled planning obligations
- The property is being mortgaged with vacant possession and there are no third parties in occupation
The lender does not require separate representation
- The title is a single registered title
- The borrowing is from a mainstream lender

How long with the remortgage of my property take?

We normally say the process can take **4-10 weeks**. However, factors influence how long the process will take from the and we can never guarantee any timescales. Issues such as whether the Lender requires searches or if there is an early redemption penalty on your existing mortgage could affect these timescales.

Stages of buying a property explained.

Individual circumstances will affect the stages of the transaction, but our fees detailed above cover all of the following stages. If there is any additional work required, then we will always tell you before we do this.

Stage	Explanation
1	Taking your instructions and giving you initial advice
2	Carrying out all necessary searches required by your lender or arranging no search indemnity insurance if this is acceptable to your lender
3	Reporting on the conditions of your mortgage offer
4	Sending the mortgage deed to you for signature
5	Arranging for all monies needed to be received from your lender and you
6	Completing the re-mortgage
7	Sending any surplus funds to you
8	Dealing with the application for registration at the Land Registry

TRANSFERRING A PROPERTY

These fees cover the work involved to complete the remortgage of your property, including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax (SDLT) for properties in England, or Land Transaction Tax (Land Tax) for properties in Wales, and redeeming any mortgages.

All fees are exclusive of VAT at the prevailing rate (currently £20%) unless otherwise stated.

Legal fees

Property value/price range	Legal fee	VAT (20%)	Total fee
Up to 500k	£450	£90	£540
500,001-1,000,000	£650	£130	£780
1,000,000+	£750	£150	£900

Additional fees (as and if charged)

Chargeable service	Fee	VAT (20%)	Total fee
Telegraphic transfer fee	£30	£6	£36
Electronic identity check (per person)	£20	£4	£24 (per person)
Ap1 Submission	£5	£1	£6
Mortgage Admin	£60	£12	£72
Legalito Smart Enquiries	£7.50	£1.50	£9.00

Disbursements

In addition to our fees, you will need to pay some disbursements. Disbursements are costs related to your matter that are payable to third parties, such as land Registry fees.

We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions.

This payment on account is **normally £120**.

The below table is indicative, and all charges may not be payable on all matters.

All fees are exclusive of VAT at the prevailing rate (currently £20%) unless otherwise stated.

Description of Disbursement	Fee	VAT (20%)	Total
Bankruptcy Search	£6.00 (per person)	N/A	£6.00 (per person)
Pre-Completion Search for registered property	£7.00 (per registered title)	N/A	£7.00 (per registered title)
Land charges search (for unregistered property)	£6.00 (per persons searched against)	N/A	£6.00 (per persons searched against)
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk/ to calculate your fee. **		
Land Registry fee	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		
Official Search of Whole with Priority	£7	N/A	£7
Search of the Index Map	£8	N/A	£8
No Search and Title Indemnity ** If required***	£32-£52	N/A	£32-£52
Leasehold purchases only:			
Notice of Assignment fee to freeholder and/or managing agent ***	This typically ranges from £150 - £180	£30-£36	£180-£216
Description of Disbursement	Fee	VAT (20%)	Total fee
Searches * (if required by your lender)	In the region of £157.75-£332.50	£31.55-£66.50	£189.30-£399
Land Registry Fee **	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		

* The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

** We will be able to confirm your exact fee once we have specific information about your mortgage/ remortgage if this applies.

Our fee assumes that:

- This is a standard transaction and that no unforeseen matters arise including, for example (but not limited to), a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction or dealing with any restrictions that are registered against the title.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- There is no agricultural land included in the transaction.
- There are no special features such as overage/claw back or the land being subject to unfulfilled planning obligations.
- Any mortgage lender does not require separate representation.
- The title is a single registered title.
- Any borrowing is from a mainstream lender.

How long will the transfer take?

How long the transaction will take will depend on a number of factors including how quickly the person being added to, or taken off, the deeds communicates with us and if a new mortgage is required, how long it takes for your mortgage offer to be issued and whether your new lender requires searches to be carried out. The average process takes between **4 and 10 weeks**.

Stages of transferring a property explained.

The precise stages involved in the process vary according to individual circumstances, but our fees include the following key areas of the process. We will inform you if there is any additional work required, and the associated fee.

Stage	Explanation
1	Taking your instructions and giving you initial advice

2	Drafting the transfer deed after a review of the title deeds
3	Considering any Stamp Duty Land Tax liability
4	Carrying out all necessary searches required by your lender or arranging no search indemnity insurance if this is acceptable to your lender (if applicable)
5	Reporting on the conditions of your mortgage offer and sending the mortgage deed to you for signature (if applicable)
6	Arranging for the transfer deed to be signed by all parties
7	Completing the transaction
8	Dealing with your payment of Stamp Duty Land Tax (if applicable)
9	Sending any surplus funds to you
10	Dealing with the application for registration at the Land Registry