



Conveyancing Pricing

Our Fixed Fees For Conveyancing

Freehold Purchase

Property price	Fees	VAT
£0 to £100,000	£895	£179
£100,001 to £250,000	£975	£195
£250,001 to £499,999.99	£1,100	£220
£500,000 to £600,000	£1,250	£250
Over £600,000	0.24% of price plus VAT	

**** For all Leasehold Properties add £550 plus VAT to our fees ****

Freehold Sale

Property price	Fees	VAT
£0 to £100,000	£850	£170
£100,001 to £250,000	£925	£185
£250,001 to £499,999.99	£1,050	£210
£500,000 to £600,000	£1,200	£240
Over £600,000	0.23% of price plus VAT	

**** For all Leasehold Properties add £350 plus VAT to our fees ****

Transfer of Equity

Property price	Fees	VAT
£0 to £100,000	£895	£179
£100,001 to £250,000	£925	£185

**** For all Leasehold Properties add £350 plus VAT to our fees ****



Re-Mortgage

Property price	Fees	VAT
£0 to £250,000	£500	£100
Over £250,000	£600	£120

Right To Buy

Property price	Fees	VAT
£0 to £250,000	£750	£150
Over £250,000	£850	£170

Additional Fees	Fees	VAT
Help To Buy ISA (per person)	£50	£10
Lifetime ISA per person	£50	£10
Unregistered Title Fee	£100	£20
New Build Title fee (from)	£250	£50
Statutory Declaration (from)	£200	£40
Statement of Truth fee (from)	£50	£10
Declaration of Trust fee (from)	£250	£50
Auction Property fee	£250	£50
Shared Ownership fee	£200	£40
Free hold managed estates fee (from)	£100	£20
Arranging Indemnity Insurance fee	£50	£10
Dealing with gifted Deposit fee	£50	£10
Transactions involving Solar Panel Leases	£125	£25
Acting for a Company obtaining a Mortgage	£200	£40
Bank Transfer Admin Fee per transfer	£35	£7



Disbursements

Disbursements are costs related to your transaction that are payable to third parties, such as searches, indemnity policies and land Registry fees.

We handle the payment of the disbursements on your behalf to ensure a smoother and trouble-free process.

The amount payable will depend on the particular details of your transaction.

Please see below for some general information on disbursements. If however you ask for a quotation, we can be more specific about the necessary disbursements required and their cost.

(1) Searches

These usually include a local authority search, a drainage/water search, an environmental search and a coal mining search. These may not all be required, but also in certain circumstances other searches may be necessary in addition.

The costs of these searches varies individually and between regions of the country but a general indication would be between £275 to £375.

(2) Pre completion searches

These again vary depending on how many people are buying and whether a Mortgage Lender is involved but you can expect to pay between £14 and £30

(3) Land Registration Fee

These fees charged by HM Land Registry are based on the purchase price and the circumstances of the purchase (for example, whether or not the property already has a registered title or not)

Further information is available [here](#).

We always wherever possible try to minimise the cost of the Land Registry fee by registering the new purchase electronically but please note there are still occasions when this cannot be done, such as with newbuild properties, transfers of part and new leases.

(4) Onboarding AML Verification fee

This is paid to our onboarding partner company to verify your ID and details for the purposes of satisfying the Anti Money Laundering rules and regulations. The fee is currently £7.80 per person.



(5) Other disbursements

Other disbursements may apply in certain circumstances such as when you buy a leasehold property or a freehold property on a development with a maintenance or communal service charge.

Such fees vary in price and necessity from developer to developer or freeholder to freeholder but we will be able to advise you of the specific charges once this information is made available to us by the Sellers legal representatives in the course of the transaction.

The usual third party fees are :

Notice of Transfer fees, Notice of Charge fees, Deed of Covenant fees, and Certificate of Compliance fees and the cost of each of these can vary between £0 to £300.

Please note these disbursements may not be exhaustive.

Stamp Duty Land Tax

Stamp Duty Land Tax (Land Transaction Tax in Wales) may also be payable before your purchase is able to complete. Whether it is payable is dependant on the purchase price of your property and also the buyers individual circumstances.

You can calculate the likely tax due by visiting HMRC's website [here](#), or if the property is in Wales by visiting the Welsh Revenue Authority's website [here](#).

If you are required to pay Stamp Duty Land Tax (SDLT), the SDLT submission fee is £100 plus VAT.