

Our Fees

Average Conveyancing Fees: 2021								
		Fees			Disbursements			Other Fees
Transaction	Fee	Price	VAT	Total	Price	VAT	Total	
Residential Conveyancing	Freehold Sale	£ 950	£ 190	£ 1,140	£ 35	£ 7	£ 42	As Quoted
	Freehold Purchase	£ 1,000	£ 200	£ 1,200	£ 230	£ 46	£ 276	As Quoted
	Leasehold Sale	£ 1,100	£ 220	£ 1,320	£ 35	£ 7	£ 42	As Quoted
	Leasehold Purchase	£ 1,250	£ 250	£ 1,500	£ 230	£ 46	£ 276	As Quoted
Re-Mortgage	Re-Mortgage	£ 650	£ 130	£ 780	£ 35	£ 7	£ 42	As Quoted

- Disbursements (Third Party Expenses) can vary depending on the nature of your transaction. The average disbursement figures above consist of proof of funds checks and bank transfer fees
- With a purchase transaction in addition to Disbursements you must pay Stamp Duty Land Tax (SDLT) if you buy a property or land that is registered in England over a certain price. Use the link provided to take you to the HMRC Stamp Duty Land Tax Calculator to work out your stamp duty liability. <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>
- For a purchase transaction of a property located in Wales in addition to the Disbursements you must pay Land Transaction Tax (LLT) if you buy a property or land that is registered in Wales over a certain price. Use the link provided to take you to the Welsh Government Land Transaction Tax calculator to work out your Land Tax liability: <https://littcalculator.wra.gov.wales>
- When purchasing land or property that is unregistered it must be registered for the first time when you take ownership of it or mortgage it. Use the link provided to work out the cost of registering land or property for the first time <https://www.gov.uk/registering-land-or-property-with-land-registry/register-for-the-first-time> Land Registry Fees are payable for all purchase and re-mortgage transactions in addition to the Disbursements (Third party Expenses) , Use the link provided to work out the applicable fee to your transaction: <https://www.gov.uk/guidance/hm-land-registration-services-fee>

What is included in the Fee

Sale

- Liaising with the Selling Agent to assist with the preparation of the sales particulars

- With your help, preparing a full sales pack for the purchaser including replies to standard enquiries, title details, all relevant copy documents, such as planning permissions, guarantees and certificates and, if it's a leasehold, management information from the Freeholder/Managing Agents
- Preparing a draft contract on your terms and negotiating that with the purchaser's solicitor
- Liaising with your bank to arrange for the redemption of any mortgage on the Property
- If the property is leasehold, obtaining any necessary consents from your landlord

Purchase

- Full investigation of legal title to the property and rights required for its proper enjoyment, together with a full set of standard searches for your property purchase
- Comprehensive report on our investigations and copies of all documents referred to including advice as to matters affecting ownership in the future, such as alterations / lettings etc. This report will also help your solicitor prepare for a quick sale in the future
- Registration of the property in your name at the Land Registry (subject to paying the Land Registry fees) and, if relevant, securing the bank's charge on the property

Re-mortgage

- Investigation of title according to instructions from your new bank including obtaining all new searches and replies to enquiries if required
- Liaising with your existing lender to remove their mortgage from your title
- Applying to the Land Registry to register the mortgage of the new lender against your title

Factors that may affect the Fee

- Value of the property
- Urgency of the instruction
- If the property is off-plan or newly built
- If the property is leasehold or requires an extension of the lease
- If you are buying or selling a shared ownership property
- The need for indemnity insurance
- If it is a Buy-to-Let property
- If the property is not registered at the Land Registry
- If you are using the Help to Buy scheme or another form of loan or gift
- If the mortgage lender appoints their own solicitor
- Any unforeseen complications and matters arising