

Conveyancing Fees

Effective from September 2023



SOLICITORS

SALE

Up to £100,000	£605.00	+ VAT	£726.00	+ disbursements
£100,001 - £200,000	£665.00	+ VAT	£798.00	+ disbursements
£200,001 - £300,000	£790.00	+ VAT	£948.00	+ disbursements
£300,001 - £500,000	£910.00	+ VAT	£1,092.00	+ disbursements
£500,001 - £750,000	£1,090.00	+ VAT	£1,308.00	+ disbursements
£750,001 - £1,000,000	£1,335.00	+ VAT	£1,602.00	+ disbursements
£1,000,001 +	£1,635.00	+ VAT	£1,962.00	+ disbursements

Disbursements:

Bank transfer fee (per transfer)	£30.00	+ VAT	£36.00
Land Registry Office Copies	£12.00		£12.00
Thirdfort AML Check (per person)	£30.00	+ VAT	£36.00

PURCHASE

Up to £100,000	£725.00	+ VAT	£870.00	+ disbursements
£100,001 - £200,000	£790.00	+ VAT	£948.00	+ disbursements
£200,001 - £300,000	£910.00	+ VAT	£1,092.00	+ disbursements
£300,001 - £500,000	£1,030.00	+ VAT	£1,236.00	+ disbursements
£500,001 - £750,000	£1,270.00	+ VAT	£1,524.00	+ disbursements
£750,001 - £1,000,000	£1,520.00	+ VAT	£1,824.00	+ disbursements
£1,000,001 +	£1,815.00	+ VAT	£2,178.00	+ disbursements

Disbursements:

Bank transfer fee (per transfer)	£30.00	+ VAT	£36.00
Searches approx. (if required)	£350.00	+ VAT	£420.00
OS1 Land Registry (per search)	£3.00		£3.00
Bankruptcy search (per person)	£2.00		£2.00
SDLT online submission	£8.00	+ VAT	£9.60
Lawyer Checker	£18.00	+ VAT	£21.60
Thirdfort AML Check (per person)	£30.00	+ VAT	£36.00

Additional Services (if applicable):

Equity release	£750.00
Purchase of freehold – drafting of transfer	£600.00
Re-mortgage	£500.00
Assent/Transfer of Equity (no charge)	£500.00
Assent/Transfer of Equity (with existing charge)	£550.00
Assent/Transfer of Equity (with re-mortgage)	£650.00

Help to Buy Redemption (if applicable):

Local Authority:	No new mortgage/further charge	£300.00
	With new mortgage/further charge	£600.00
Target:	No new mortgage/further advance	£300.00
	With new mortgage/further advance	£600.00

Land Registry Fees	Post	Portal	Part	Vol 1 st Reg
£0 - £80,000	£45.00	£20.00	£45.00	£30.00
£80,001 - £100,000	£95.00	£40.00	£95.00	£70.00
£100,001 - £200,000	£230.00	£100.00	£230.00	£170.00
£200,001 - £500,000	£330.00	£150.00	£655.00	£495.00
£500,001 - £1,000,000	£655.00	£295.00	£655.00	£495.00
£1,000,001 and over	£1,105.00	£500.00	£1,105.00	£830.00

Stamp Duty Land Tax (SDLT)

Fees depend on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC website](https://www.hmrc.gov.uk/stamp-duty-land-tax/) or if the property is located in Wales by using the [Welsh Revenue Authority's website](https://www.welsh-revenue-authority.gov.uk/).

Fees outlined above cover all of the work required to complete the sale/purchase of your home. We will inform you if any difficulties arise, the matter becomes more complex than originally anticipated or involves additional work. Anticipated additional charges are set out below.

Additional costs:

Telegraphic transfer fee	£30.00
Acting for additional lender	£150.00
Help to Buy (non-ISA)	£375.00
Any Management Company property – purchase	£300.00
Any Management Company property – sale	£200.00
Long Leasehold	£50.00
Freehold Rent Charge	£50.00
Shared Ownership - sale	£250.00
Shared Ownership – purchase	£300.00
New Built Property	£250.00
Gifted Deposit	£75.00
Drafting of Statutory Declaration/Statement of Truth	£300.00
Approval of Statutory Declaration/Statement of Truth	£150.00
Deed of Covenant	£75.00
Drafting Deed of Trust/Declaration of Trust	£300.00
Approval of Deed of Trust/Declaration of Trust	£150.00
Licence to Occupy	£200.00
First Registration with sale transaction	£200.00
Arrangement of Bespoke Indemnity Policy	£50.00
Repossession Property	£100.00
Help to Buy ISA	£50.00
Lifetime ISA	£50.00 (per ISA)
Key Undertaking	£50.00
Sale of Unregistered Property - Freehold	£100.00
Sale of Unregistered Property - Leasehold	£150.00
Purchase of Unregistered Property - Freehold	£250.00
Purchase of Unregistered Property - Leasehold	£300.00
Statement of Truth for Restriction (inc. RX)	£100.00
Tenanted Buy to Let	£100.00
Shared Ownership Staircasing	£400.00
Building Safety Act	£300.00
Solar Panel Leases	£300.00

Non-Transactional

Drafting Private Mortgage	£300.00
Voluntary First Registration - Freehold (stand-alone)	£300.00
Voluntary First Registration – Leasehold (stand-alone)	£350.00
Check Auction Pack – Pre-Purchase	£300.00
Tenancy Agreement	£300.00
Possessory Title Application	£500.00
Reconstruction of Title Application	£650.00 (<i>minimum</i>)
ID1 form/Occupiers' Consent	£25.00
Lease Extension/Variation/Rectification	£550.00 - £850.00
Redemption of Private Mortgage - Acting for Lender	£175.00
Redemption of Private Mortgage - Acting for Borrower	£200.00
Lease for Life/Licence to Occupy	£350.00
Severance of Joint Tenancy (stand-alone)	£100.00
Severance of Joint Tenancy with any other work (e.g Declaration of Trust)	£100.00

**** ALL THE ABOVE ARE SUBJECT TO VAT ****