

Conveyancing Fees

STANDARD FEES FROM 7th March 2023

Freehold Residential Purchase Fees

Price up to	£80,000	£100,000	£200,000	£300,000	£500,000	£600,000
Basic Cost	£575.00	£625.00	£675.00	£725.00	£775.00	£825.00
VAT (20%)	£115.00	£125.00	£135.00	£145.00	£155.00	£165.00
TT Payment Fee	£30.00	£30.00	£30.00	£30.00	£30.00	£30.00
VAT (20%)	£6.00	£6.00	£6.00	£6.00	£6.00	£6.00
Land Registry	£20.00	£40.00	£100.00	£150.00	£150.00	£295.00
Search Pack *	£240.00	£240.00	£240.00	£240.00	£240.00	£240.00
	£986.00	£1066.00	£1186.00	£1296.00	£1356.00	£1561.00

Additional Solicitor Fees

Leasehold / Shared Ownership / Newbuild Purchase Costs / Unregistered Title / Company Buyer

Extra Fee	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00
VAT (20%)	£60.00	£60.00	£60.00	£60.00	£60.00	£60.00
Additional Land Registry Fee - new titles only	£25.00	£55.00	£130.00	£180.00	£180.00	£360.00
	£1371.00	£1481.00	£1676.00	£1836.00	£1896.00	£2281.00

Additional Solicitors Fees

Help To Buy ISA / Lifetime ISA fees

Extra Fee	£50.00	£50.00	£50.00	£50.00	£50.00	£50.00
VAT (20%)	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00
	£1046.00	£1126.00	£1246.00	£1356.00	£1416.00	£1621.00

For transactions over £600,000 we will charge £350 plus VAT (20%) per hour and Disbursements shown above. Please contact us for an individual quote.

Add Stamp Duty Land Tax

Standard	Up to £249,999 - 0%	£250,000 to £924,999 - 5%	£925,000 to £1,500,000 - 10%
Buy to let & 2nd Property	£40,000 - £249,999 - 3%	£250,000 to £924,999 - 8%	£925,000 - £1,500,000 - 13%
First time buyers	Up to £425,000 - Exempt	£425,000 to £624,999 - 5% - above £625,000 use calculator	

Stamp Duty Land Tax fee calculator : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Re-Mortgages

Price up to	£200,000	£200,001 - £500,000	£500,001 - £600,000
Basic Cost	£425.00	£475.00	£525.00
VAT (20%)	£85.00	£95.00	£105.00
Land Registry Fees	£48.00	£63.00	£123.00
TT Payment Fee	£30.00	£30.00	£30.00
VAT (20%)	£6.00	£6.00	£6.00
Search Pack or Insurance	£168 (estimate)	£168 or £20 (estimate)	£168 or £20 (estimate)
	£614.00 or £762 (estimate)	£689.00 or £837.00 (estimate)	£809.00 or £957.00 (estimate)

Transfer of Equity

£840.00 (inc VAT)

Power of Attorney

£120.00 (inc VAT)

Deed of Trust

(Owners share in property)

£90.00 - 175.00 (plus VAT) depending on complexity

For transactions over £600,000 we will charge £350 plus VAT (20%) per hour and Disbursements shown above. Please contact us for an individual quote.

Freehold Residential Sale Fees

Price up to	£100,000	£200,000	£300,000	£500,000	£600,000
Basic Cost	£575.00	£625.00	£675.00	£725.00	£775.00
VAT (20%)	£115.00	£125.00	£135.00	£145.00	£155.00
Office Copies/K16 £20.40/ ID Search x1 £18	£38.40	£38.40	£38.40	£38.40	£38.40
TT Payment Fee	£30.00	£30.00	£30.00	£30.00	£30.00
VAT (20%)	£6.00	£6.00	£6.00	£6.00	£6.00
	£764.40	£824.40	£884.40	£944.40	£1004.40

Additional Leasehold or Unregistered Sale Fees

Extra Fee	£200.00	£200.00	£200.00	£200.00	£200.00
VAT (20%)	£40.00	£40.00	£40.00	£40.00	£40.00
Office Copies	£10.80	£10.80	£10.80	£10.80	£10.80
	£1015.20	£1075.20	£1135.20	£1195.20	£1255.20

For transactions over £600,000 we will charge £350 plus VAT (20%) per hour and Disbursements shown above. Please contact us for an individual quote.

* The Search Pack consists of a personal Local Authority Search, a Drainage and Water Search, a Mining Search and final Land Registry/ Online ID Searches and Administration Fee which includes obtaining the searches and reviewing the results, which are presented in our Property Report prior to exchange of Contracts.

VAT is charged at the current rate of 20%