

Scale of charges

Residential Conveyancing

Our aim is to provide an efficient, cost effective and professional service with an emphasis on client care.

We believe our expertise and the quality of the service provided will be unsurpassed in the marketplace. Our approach is down to earth and tailored to meet our client's needs. For the purpose of the illustrated costs, VAT is charged at 20%.

Residential Purchases	Purchase Value up to £300,000	Purchase Value up to £500,000	Purchase Value up to £750,000
Fee	£1050.00 plus VAT (£1,260 including VAT)	£1,150 plus VAT (£1,380 including VAT)	£1,450 plus VAT (£1,740 including VAT)
Telegraphic Transfer	£45 plus VAT (£54 including VAT)	£45 plus VAT (£54 including VAT)	£45 plus VAT (£54 including VAT)
Searches	Between £350 and £500 depending on location	Between £350 and £500 depending on location	Between £350 and £500 depending on location
Bankruptcy Search	£6 plus VAT per name (£7.20 per name inclusive of VAT)	£6 plus VAT per name (£7.20 per name inclusive of VAT)	£6 plus VAT per name (£7.20 per name inclusive of VAT)
Land Registry Official Search	£7.00 plus VAT (£8.40 including VAT)	£7.00 plus VAT (£8.40 including VAT)	£7.00 plus VAT (£8.40 including VAT)
Land Registration Fee*	£20 - £295	£20 - £295	£20 - £295
SDLT	Stamp Duty Land Tax is payable in accordance with the current legislation. Click here to open the Government Stamp Duty Land Tax calculator.		
Legal Marketing Services fee	£35 plus VAT (£42 inclusive of VAT) if purchasing with a mortgage and the lender uses LMS		

* For purchases up to a purchase price of £1million and if submitted electronically

Residential Sales	Sale Value up to £300,000	Sale Value up to £500,000	Sale Value up to £750,000
Fee	£985.00 plus VAT (£1,182 including VAT)	£1,050.00 plus VAT (£1,260 including VAT)	£1,150 plus VAT (£1,380 including VAT)
Telegraphic Transfer x2	£45 plus VAT x2 (£54 including VAT x 2)	£45 plus VAT x2 (£54 including VAT x 2)	£45 plus VAT x2 (£54 including VAT x 2)
Office Copy Entries	£14 plus VAT (£16.80 inc VAT)	£14 plus VAT (£16.80 inc VAT)	£14 plus VAT (£16.80 inc VAT)
Land Charges Search Fees	£6 plus VAT per name (£7.20 per name inclusive of VAT)	£6 plus VAT per name (£7.20 per name inclusive of VAT)	£6 plus VAT per name (£7.20 per name inclusive of VAT)

Residential sales with a value of over £1m will be charged at 0.3% of the sale price plus VAT and residential purchases with a value of over £1million will be charged at 0.35% plus VAT of the purchase price.

Additional charges on top of the sale/purchase fee may be applicable depending upon the nature type of the transaction. Examples of these fees can be found below:

Extras	Additional Fee
New Build Purchase	£400 plus VAT (£480 including VAT)
Help to Buy ISA	£50 plus VAT (£60 including VAT)
Help to Buy mortgage	£250 plus VAT (£300 including VAT)
Leasehold Sale	£400 plus VAT (£480 including VAT)
Leasehold purchase	£450 plus VAT (£540 including VAT)
Gifted Deposit	£75 - £100 plus VAT (£90 - £120 including VAT)
Declaration of Trust	£500 plus VAT (£600 including VAT)

Other residential property transactions:

Transaction	Fee
Leasehold Extension	£875 plus VAT (£1050 including VAT)
Equity Release	£895 plus VAT (£1074 including VAT)
Transfer of Equity	£970 plus VAT (£1164 including VAT)

Remortgage	£970 plus VAT (£1164 including VAT)
Freehold Purchase	£800 plus VAT (£960 including VAT)
Assent	£850 plus VAT (£1020 including VAT)
Help to Buy Redemption	£500-£800 plus VAT (£600 - £960 including VAT)

Our fees include acting for most high street lenders and include the submission of the Stamp Duty Land Tax return form to the Inland Revenue.

Please note that these are estimated costs, and since every transaction is unique, clients will receive a personalised quote tailored to their specific needs.

The law requires solicitors to get satisfactory evidence of the identity of their clients and sometimes people related to them. This is because solicitors who deal with money and property on behalf of their client can be used by criminals wanting to launder money. In order to comply with applicable Government regulations in respect of money laundering we are only able to accept instructions if you comply with our client identification policy. We will obtain an electronic database (AML) search. The fee for each search is £10.00 plus VAT (£12.00 including VAT).

We understand the stress involved in moving home. The work we will carry out will involve the following:

Regarding your sale

- Checking your title to the property;
- Supplying title information to the buyer's solicitor
- Drafting the Contract and submitting the Contract and all relevant documentation to the buyer's solicitors;
- Dealing with any pre-contract enquiries
- Dealing with any mortgage lender with a charge registered against the property or any other bodies with an interest in the property;
- Dealing with any enquiries received from the buyer's solicitors;
- Exchanging Contracts;
- Approving the draft Transfer on your behalf;
- Completing the matter;
- Discharging any mortgages registered against the property.

Regarding your purchase

- Checking the seller's title;
- Raising appropriate enquiries before Contract and reviewing the seller's replies;
- Making searches with the Local Authority and other information providers in accordance with your instructions and the instructions of any lender;

- Reviewing and if necessary amending the Contract and any associated documents;
- Advising you about the results of searches, replies to our enquiries and the terms of the Contract and any associated documents;
- Complying with the instructions of your mortgage lender if you are having a mortgage;
- Exchanging Contracts;
- Making appropriate pre-completion searches and generally completing the matter;
- Making the appropriate return to H.M. Revenue & Customs for the purposes of Stamp Duty Land Tax (SDLT) and on receipt of the signed Stamp Duty Land Tax Land Transaction Return Form submitting the same to H.M. Revenue and Customs;
- On receipt of any SDLT monies due from you, arranging for the same to be paid to H.M. Revenue and Customs on your behalf;
- Registering your ownership and any mortgage at the Land Registry.

How long does it take?

It depends on a number of factors. For example, if there are a number of parties in your property chain it is likely to take longer compared to someone who is in a chain-free buyer. On average the whole process can take between 12 - 26 weeks.

Our price may look high compared to some other providers, but we would ask you to consider the work involved, the implications of you or us missing something, the deadlines involved, the availability of our professional insurance cover and a number of other factors in the complex conveyancing process, before comparing us on price alone.

Please do not hesitate to give us a call to discuss your particular circumstances in more detail.

Meet the Team

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*Charge out rate - £180ph plus VAT
(£214 inclusive of VAT)

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