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Our charges: buying and selling residential property

How much do we charge?

You can find full details of how we calculate our conveyancing charges below. For a quote specifically tailored to your case please just drop us an email [[LINK TO EMAIL LINK OR ADD EMAIL ADDRESS](#)] and we can give you an exact quote.

Our charges are made up of:

- a) our fees for the legal work;
- b) 'disbursements' - disbursements are costs related to your matter that are payable to other people, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process; and
- c) for property purchases, Stamp Duty Land Tax (see below).

Where VAT is referred to below please note that this will be charged at the applicable rate, which is currently 20%.

Our fees

Our fees depend upon the value of the property you are buying or selling and are listed below:

Property Value	Our Fee (excl VAT)
Up to £200,000	£650
£200,001 to £300,000	£750
£300,001 to £500,000	£950
£500,001 to £750,000	£1,200
£750,001 to £999,999	£1,800

If you are buying and selling a property then a charge would be made for both the sale and the purchase. If you are simply re-mortgaging your property and borrowing up to £200,000 then we charge a fixed fee of £499 excluding VAT.

If you are buying, selling or re-mortgaging a 'leasehold' property (rather than a 'freehold') then there is an additional charge of £150 excluding VAT.



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Please note that VAT of 20% is also charged on all of our fees or legal work.

If, at any point during the transaction, money needs to be sent by telegraphic transfer, we charge a fee of £40 excluding VAT.

If you are buying a property we will complete the HMRC stamp duty form on your behalf and submit it at the completion of the transaction. For this we charge a fee of £75 excluding VAT.

The examples of our fees assume that no unusual or unforeseen circumstances arise as the transaction progresses. We will need to charge additional fees for the following:

- Help to buy (including Help to Buy ISA's)
- Gifted deposits
- Complex leasehold arrangements
- Declarations of trust
- Shared ownership
- Staircasing
- Purchasing/remortgaging in the name of a company

Disbursements

The 'disbursements' which you pay will depend upon whether you are buying or selling property or both, whether you are buying a freehold or leasehold property and the location and type of property concerned. Properties in certain locations for example need more searches and checks than others.

Normally all clients who are buying a 'freehold' property will need to pay the following disbursements:

Search fees approximately £300

Land Registry fees – to register ownership, mortgages, restrictions etc (£20 - £910)

Bankruptcy searches - £2 per search

Land Registry Search - £3 per title

Land Registry Office Copy Entries - £6 per title number

AML searches - £20 plus VAT per name

If the property is a 'leasehold' property then the disbursements will be different and normally consist of:

Notice of Transfer fee

Notice of Charge fee

Deed of Covenant fee

Certificate of Compliance fee - To be confirmed upon receipt of the lease

Leasehold Management Pack – This fee is chargeable when selling a leasehold property



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We will not know the above Notice fees or Deed of Covenant fee until later on in the transaction.

Stamp Duty Land Tax

If you are buying a property you will also need to pay stamp duty land tax. The amount which you need to pay to the government depends on the price of the property. You can calculate the amount you will need to pay by using [HMRC's website](#) (or if the property is located in Wales by using the [Welsh Revenue Authority's website here](#)).

Who will be dealing with my matter?

Your conveyancing transaction will be handled by a trusted member of our experienced conveyancing team. We have a number of qualified lawyers in the team as well as experienced paralegals specialised in this area of law. Once we know who will be handling your case for you we will introduce you to them and provide you with full details of their background and qualifications. Full details of the experience and qualifications of our team are available on our website [[LINK TO DETAILS OF STAFF ON WEBSITE WHICH SHOULD INCLUDE QUALIFICATIONS](#)] including the types of work normally undertaken.

Regardless of who is working on your case the matter will be supervised by one of our partners:

Sarah Barnes

Solicitor

18 years' experience
Residential Conveyancing