



Residential Conveyancing – our prices and services

For a sale or purchase, our fees cover all of the work required to complete the sale or purchase of your new home. In relation to a purchase they cover dealing with registration at the Land Registry, dealing with payment of Stamp Duty Land Tax if the property is in England, or Land Transaction Tax if the property is in Wales. In relation to a sale, they would also include dealing with the redemption of any mortgage. Our fees do not include any tax advice, other than to confirm the relevant level of stamp duty applicable, nor do they include the preparation of any declarations of trust. Before we start any work, we will provide a firm estimate of the legal fees which are likely to be charged for the transaction.

Transaction Value	Issues that Affect Costs	Costs +VAT*
Below £700,000	<ul style="list-style-type: none"> * Transaction value * Freehold or leasehold property * Registered or unregistered property * Property location * Whether you are using a government help to buy scheme or currently have one secured on your home * Complexity * Urgency 	The amount can vary from the low end at £450+VAT up to the top end of £2,000+VAT*
Above £700,000	<ul style="list-style-type: none"> * Transaction value * Freehold or leasehold property * Registered or unregistered property * Property location * Whether you are using a government help to buy scheme or currently have one secured on your home * Complexity * Urgency 	Varies from £2,000+VAT up to £5,000+VAT*

- Possible additional charges for legal fees We understand that transaction complications can sometimes arise that were not able to be anticipated at the time of giving our estimate and in those circumstances you may be charged additional legal fees.

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- We would advise you of any additional fees before they are incurred. Examples of such circumstances are:
 - The property is being newly constructed
 - There are issues surrounding planning and building regulations
 - Shared ownership
 - Transfer of Part
 - Private access issues
 - Private services
 - Residential Tenancies
 - Defective titles
 - Leased Solar Panels

Charges for bank transfers and ID checks

As a firm we do make a professional charge for Bank Transfer fees and Identity Checks. These charges will amount to:-

- Bank Transfer fee £40 (Per payment)
- VAT on Bank Transfer fee £8 (Per payment)
- ID Checks £30 (Per name)
- VAT on ID Check £6 (Per name)

Transaction Value	Issues that Affect Costs	Costs +VAT*
Mortgage	<ul style="list-style-type: none"> • Transaction Value • Freehold vs. Leasehold • Registered vs. unregistered property • Property Location • Complexity • Urgency 	Range between £300 and £1,000 +VAT
Re-Mortgage		From £450 +VAT

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Disbursements

These are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of disbursements on your behalf to ensure a smoother process. With leasehold properties, there can be disbursements which are set out in the individual lease which relates to the property. This list is not exhaustive and other disbursements may apply depending on the terms of the lease. We will update you on the specific fees upon receipt of and review of the lease from the sellers solicitors.

Disbursement	Free/Leasehold (FH/LH)	Cost +VAT*
Search Fees (Vary with location and land area)	FH & LH	£250 to £450 +VAT
Stamp Duty Land Tax/ Land transaction tax	FH & LH	Click Here for England Click Here for Wales
Land Registration fees	FH & LH	Use This Calculator
Obtaining up to date Land Registry documents and Land Registry searches	FH & LH	£10 to £25 +VAT
Notice of Transfer	LH	£50 - £100
Notice of Charge	LH	£50 - £100
Deed of Covenant	LH	£50 - £100
Certificate of Compliance	LH	£50 - £100

* These fees vary from property to property and can occasionally be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents. For mortgage-related disbursements, the above information relates to standard mortgages from high street lending institutions only and should there be any funding arrangements between private individuals or companies, a bespoke estimate and advice will be provided.

* You should also be aware a ground rent or service charge are likely to apply throughout your ownership of a leasehold property. We will confirm the ground rent and anticipated service charge as soon as we receive this information.

Type of Property/Case	Estimated Timescale*
From Offer being accepted to Move in	8-10 weeks
Extension of Lease on Leasehold	12-16 weeks
New Build Property (From instruction to exchange)	28 days - Completion will depend on when the property was built
Purchasing or Selling only	6-8 weeks
Re-Mortgage	4-6 weeks

*Timescales are for guidance only, they may vary according to a whole range of factors including the number of parties in the chain, your mortgage provider, whether a lease hold is involved or your project is a new build. LH See more about the steps involved in buying and selling your home in our [conveyancing guide](#).

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