

Conveyancing Fees

STANDARD FEES FROM 4th JAN 2021

Freehold Residential Purchase Fees

Price up to	£80,000	£100,000	£200,000	£300,000	£500,000
Basic Cost	£525.00	£545.00	£565.00	£595.00	£645.00
VAT	£105.00	£109.00	£113.00	£119.00	£129.00
Tele. Transfer (inc VAT)	£30.00	£30.00	£30.00	£30.00	£30.00
Land Registry	£20.00	£40.00	£95.00	£135.00	£135.00
Search Pack *	£168.00	£168.00	£168.00	£168.00	£168.00
	£848.00	£892.00	£971.00	£1047.00	£1107.00

Additional Solicitor Fees

Leasehold / Shared Ownership / Newbuild Purchase Costs / Unregistered Title

Extra Fee	£200.00	£200.00	£200.00	£200.00	£200.00
VAT	£40.00	£40.00	£40.00	£40.00	£40.00
Additional Land Registry Fee	£20.00	£40.00	£95.00	£135.00	£135.00
	£1108.00	£1172.00	£1306.00	£1422.00	£1482.00

Additional Solicitors Fees

Help To Buy ISA / Lifetime ISA fees

Extra Fee	£50.00	£50.00	£50.00	£50.00	£50.00
VAT	£10.00	£10.00	£10.00	£10.00	£10.00
	£908.00	£952.00	£1031.00	£1107.00	£1167.00

Add Stamp Duty Land Tax

Standard	Up to £125,000 - 0%	£125,000 to £250,000 - 2%	£250,001 to £500,000 - 5%
Buy to let & 2nd Property	Up to £125,000 - 3%	£125,000 to £250,000 - 5%	£250,001 to £925,000 - 8%
First time buyers	Up to £300,000 - Exempt	£300,000 to £500,000 - 5% on the portion over £300,000	

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

Re-Mortgages

Price up to	£250,000	£250,001 - £500,000
Basic Cost	£325.00	£375.00
VAT	£65.00	£75.00
Office Copies	£7.20	£7.20
Tele. Transfer (inc VAT)	£30.00	£30.00
Search Pack or Insurance	£168 or £20 (estimate)	£168 or £20 (estimate)
	£595.20 or £447.20 (estimate)	£655.20 or £507.20 (estimate)

Transfer of Equity

£720.00 (inc VAT)

Power of Attorney

£90.00 (inc VAT)

Deed of Trust (Owners share in property)

£75.00 - 150.00 (plus VAT) depending on complexity

Freehold Residential Sale Fees

Price up to	£100,000	£200,000	£300,000	£500,000
Basic Cost	£525.00	£550.00	£575.00	£625.00
VAT	£105.00	£110.00	£115.00	£125.00
Office Copies	£7.20	£7.20	£7.20	£7.20
Mortgage Redemption	£30.00	£30.00	£30.00	£30.00
	£667.20	£697.20	£727.20	£787.20

Additional Leasehold or Unregistered Sale Fees

Extra Fee	£200.00	£200.00	£200.00	£200.00
VAT	£40.00	£40.00	£40.00	£40.00
Office Copies	£9.00	£9.00	£9.00	£9.00
	£916.20	£946.20	£976.20	£1036.20