

Conveyancing Fees

STANDARD FEES FROM 7th March 2023

Freehold Residential Standard Purchase Fees

Price up to	£80,000	£100,000	£200,000	£300,000	£500,000
Basic Cost	£575.00	£625.00	£675.00	£725.00	£775.00
VAT	£115.00	£125.00	£135.00	£145.00	£155.00
Tele. Transfer (inc VAT)	£36.00	£36.00	£36.00	£36.00	£36.00
Land Registry	£20.00	£40.00	£100.00	£150.00	£150.00
Standard Search Pack *	£240.00	£240.00	£240.00	£240.00	£240.00
	£986.00	£1066.00	£1186.00	£1296.00	£1356.00

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
VAT	£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
	£1371.00	£1481.00	£1676.00	£1836.00	£1896.00

Additional Solicitors Fees on standard 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
	£1046.00	£1126.00	£1246.00	£1356.00	£1416.00

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

Value up to	£200,000	£200,001 - £500,000
Basic Cost	£425.00	£475.00
VAT	£85.00	£95.00
Land Registry Fees	£48.00	£63.00
Tele. Transfer (inc VAT)	£36.00	£36.00
Search Pack or Insurance	£168 or (estimate)	£168 or £20 (estimate)
	£614.00 or £762 (estimate)	£689.00 or £837.00 (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

Freehold Residential Standard Sale Fees

Price up to	£100,000	£200,000	£300,000	£500,000
Basic Cost	£575.00	£625.00	£675.00	£725.00
VAT	£115.00	£120.00	£135.00	£145.00
Office Copies/K16 £20.40/ ID Search x1 £18	£38.40	£38.40	£38.40	£38.40
Mortgage Redemption	£36.00	£36.00	£36.00	£36.00
	£764.40	£819.40	£884.40	£944.40

Additional Leasehold/Newbuild/Unregistered Sale Fees

Extra Fee	£200.00	£200.00	£200.00	£200.00
VAT	£40.00	£40.00	£40.00	£40.00
Additional Office Copies	£10.80	£10.80	£10.80	£10.80
	£1015.20	£1070.20	£1135.20	£1195.20