

Residential Conveyancing Price List 2025

1. Purchases -estimated costs. Please also see sections 4 & 6 below

	Our Costs	Total incl. VAT @ 20%
Up to £250,000	£900+VAT	£1,080
£250,000 to £350,000	£1000 to £1300 +VAT	£1,200 to £1560
£350,000 to £450,000	£1100 to £1400 +VAT	£1,320 to £1680
£450,000 to £500,00	£1200 to £1500+VAT	£1,440 to £1800
£500,000 to £1,000,000	£1300 to £1600+VAT	£1,560 to £1920
£1,000,000 to £1,500,000	£1500 to £1800+VAT	£1,800 to £2160
£1,500,000 to £2,500,000	£2000 to £2500+VAT	£2,400 to £3000
£2,500,000 and above	£2500 to £3000+VAT	£3,000 to £3600

2. Transfer of Equity -estimated costs. Please also see sections 4 & 6 below

	Our Costs	Total
Up to £80,000	£550 to £850+VAT	£540 to £900
£80,001 to £100,000	£450 to £750+VAT	£540 to £900
£100,001 to £200,000	£450 to £750+VAT	£540 to £900
£200,001 to £500,000	£450 to £750+VAT	£540 to £900
£500,001 to £1,000,000	£450 to £750+VAT	£540 to £900
£1,000,001 and above	£450 to £750+VAT	£540 to £900

3. Transfer of Part-estimated costs

Expected range £400 to £850 + VAT above normal purchase costs (extra time will be charged at our normal hourly rate)

PLUS in each case Stamp Duty Land Tax, dependent on criteria

4. Mortgages or Re-mortgages - estimated costs

These will vary depending on whether the mortgage transaction is **A)** stand alone or **B)** carried out along with another transaction e.g. sale, purchase or transfer of equity.

	Our Costs (A)	Total	Our Costs (B)	Total
Up to £250,000	£450 to £550 +VAT	£540	£250 to £350+VAT	£300 to £420
£250,000 to £350,000	£450+VAT	£540	£250 to £350+VAT	£300 to £420
£350,000 to £450,000	£450+VAT	£540	£250 to £350+VAT	£300 to £420
£450,000 to £500,00	£450+VAT	£540	£250 to £350+VAT	£300 to £420
£500,000 to £1,000,000	£450+VAT	£540	£250 to £350+VAT	£300 to £420
£1,000,000 to £1,500,000	£450+VAT	£540	£250 to £350+VAT	£300 to £420
£1,500,000 to £2,500,000	£450+VAT	£540	£250 to £350+VAT	£300 to £420
£2,500,000 and above	£450+VAT	£540	£250 to £350+VAT	£300 to £420

5. Sales - estimated costs

	Our Costs	Total
Up to £250,000	£850 to £1050+VAT	£1,020 to £1260
£250,000 to £350,000	£945 to £1145+VAT	£1,134 to £1374
£350,000 to £450,000	£1020 to £1220+VAT	£1,224 to £1464
£450,000 to £1,000,000	£1150 to £1350+VAT	£1,380 to £1620
£1,000,000 to £1,500,000	£1400 to £1600+VAT	£1,680 to £1920
£1,500,000 to £2,500,000	£1700 to £1900+VAT	£2,040 to £2280
£2,500,000 and above	£1900 to £2100+VAT	£2,280 to £2520

Land Registry charges

Please follow the below link

[HM Land Registry: Registration Services fees - GOV.UK](#)

6. Additional charges applicable to some matters

Lists	Our Costs	Total
Leasehold Title	£300 to £500 +VAT	£360 to £600
Issues of Title	£250 to £750+VAT	£300 to £900
Transfer of Part	£350 to £850+VAT	£300 to £900 (see above at 3)
Declaration of Trust	£150 to £300+VAT	£180 to £360
Deed of Postponement	£250 to £350+VAT	£300 to £420
Statutory Declaration	£250 to £500+VAT	£300 to £600
Unusual number of telephone calls made/emails received	Pro rata £300 per hour +VAT	Pro rata £300
Duplicate correspondence with third party	Pro rata £300 per hour +VAT	Pro rata £300
Additional money laundering issues	£150 to £200+VAT per person	£180 to £240 per person
Matrimonial negotiations or liaisons	Please contact us for a separate estimate.	
Litigation or dispute on any aspect of the transaction	Please contact us for a separate estimate.	
Unregistered Title	£300 to £750 +VAT	£360 to £900
SDLT forms	£100 to £300 + VAT	£120 to £360
New Build	£300 to £750 + VAT	£360 to £900
Help to Buy	£300 to £750 + VAT	£360 to £900
Help to Buy ISA	£200 to £500 + VAT	£240 to £600
Fees for electronic transfers	£25 + VAT each	£30 each

7. Third party charges

Lists	Costs	Total
Searches on purchases mortgages and transfer of equity where required	Typically, £350 to £400 (per bundle) + VAT	£420 to £480 per bundle
Land Registry copies and searches all matters	Typically, £3 per copy +VAT	£3.60 per copy
Bankruptcy Search	£2 per name + VAT	£2.40 per name
Leasehold sale and purchase management company charges	on application	

Independent Legal Advice

£350-£850+VAT

Our general hourly rate is **£300+VAT**.

Residential Conveyancing Fees explained

Our fee will include:

Purchases

- Obtaining instructions from you and liaising initially with other relevant parties.
- Dealing with initial admin including your signed Terms of Business, ID, monies on account.
- Reading contract and supporting documents.
- Reading and processing any mortgage instructions from a commercial lender.
- Applying for searches.
- Raising enquiries and considering replies.
- Drafting your SDLT tax return.
- Reporting to you and advising.
- Co-ordinating exchange of contracts.
- Raising requisitions and drafting transfer.
- Making pre-completion searches.
- Providing completion statement.
- Co-ordinating completion.
- Submitting your SDLT tax return with tax payable.
- Applying to Land Registry and dealing with requisitions relating to the registration of your title.
- Reporting to you and concluding file.
- Including a reasonable number of telephone calls, letters and emails to achieve the above objectives.

Sales

- Obtaining instructions from you and liaising initially with other relevant parties.
- Dealing with initial admin including your signed Terms of Business, ID, monies on account.
- Obtaining and checking any title deeds and documents.
- Making any initial searches e.g., SIM and Land Charges searches.
- Drafting contract and collating supporting documents and sending to buyer's solicitors.
- Investigating redemption arrangements for any first mortgage.
- Co-ordinating exchange of contracts.
- Replying to Requisitions and approving Transfer.
- Providing completion statement.
- Co-ordinating completion.
- Redeeming any first mortgage and dealing with the release of any undertaking.
- Reporting to you and concluding file.
- Including a reasonable number of telephone calls, letters and emails to achieve the above objectives.

Transfer of equity

- Depending on whether the instructions relate to acquiring or parting with property, all the tasks relating to purchases or sales (whichever is appropriate) will also be undertaken so far as relevant in addition to specific information and advice will be given concerning options as to how to proceed including consideration of stamp duty, declaration of trust, co-ordinating with matrimonial proceedings and so on.

Transfer of Part

- All tasks will be undertaken as for a purchase or sale, whichever is relevant. In addition, clauses for the transfer will be drafted or checked and queried and amendments negotiated to account for the fact that new easements, covenants, boundaries and similar matters will need to be provided for.

Mortgages or Re-mortgages

- Where these are standalone then tasks as for a purchase will be carried out so far as relevant i.e. checking title, making searches, addressing any legal issues will be carried out.
- In addition, specific instructions from the lender in the mortgage offer and standing instructions in the UK finance handbook will be followed and complied with our costs will also include registration at the Land Registry.
- Where the mortgage is in conjunction with a purchase then all of the above will also apply.
- Where it is a question of redeeming a mortgage on the sale tasks will be simpler but will involve complying with the UK finance lenders handbook, obtaining a redemption figure, payments on completion and accounting to client.

Our fee will not include the following which will be subject to additional charges:

- Leasehold Transactions
- Dealing with unexpected or additional issues of title such as but not limited to:
 - Extra parcels of land
 - Correction of the register prior to exchange
 - New easements
 - Overage agreements, option agreements and similar
 - Licenses e.g., woodlands or environment issues
 - New restrictive covenants
 - Second and subsequent mortgages or any private mortgages
 - Removal of restriction
 - License to assign
 - Lease extension
 - Deed of variation
- Transfer of part (and these will also incur higher Land Registry fees- see above)
- Declaration of Trust
- Deed of Postponement
- Statutory declaration
- An unusual number of telephone calls and emails.
- Duplicate correspondence with any third party.
- Additional money laundering issues/obtaining ID and Source of Funds information from third parties e.g., where funds are supplied by a third party.
- Matrimonial negotiations.
- Litigation or dispute on any aspect of the transaction
- Unregistered title
- SDLT forms and advice
- New build
- Help to Buy
- Help to Buy ISA
- Lifetime ISA
- Sourcing/arranging indemnity insurance
- Third Party charges
 - Land Registry Registration fees
 - Copies
 - Searches on purchases, mortgages and transfer of equity where required
 - Management company charges for leasehold sales and purchases

Such additional matters will be charged at our current hourly rate. Guide prices available on request.

For further information please see our Terms of Business.

Keeping in touch

We are happy to contact you by phone, email, letter, personal visits.

Experienced secretarial staff will deal with some issues for efficiency and to keep costs down.

Saturdays

Remember we are open on Saturdays 8.30am to 12.30pm.