



Conveyancing

Pricing Information

The information below is a general indication of the typical costs involved in buying or selling a residential property.

Standard Conveyancing Charges

Our fees for a typical house purchase or sale range from around £975 plus VAT for a low value simple sale transaction to around £2,500 plus VAT or more for the purchase of a high value property with additional complexities.

The figures vary in cases with special complications. That's why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your transaction.

We will always advise you as soon as become aware of any complications, and discuss the potential impact this may have on our fees before any additional charges are incurred. The information below is a general indication of the typical costs involved in buying or selling a residential property.

However, no two situations are the same and we tailor our advice and fees to reflect your own requirements. Therefore, we will always provide you with a specific estimate of costs, based on your particular circumstances.

Our fees

Purchase

	Purchase - £250k	Purchase - £750k
• Fee	£1722.00	£2118.00
• Telegraphic transfer	£30.00	£30.00
• Searches	£400.00	£400.00
• Bankruptcy search	£4.00	£4.00
• Land registry official search	£3.00	£3.00
• Land registration fee	£150.00	£295.00
• SDLT	£0.00	£25,000.00
• Total	£2309.00	£27,850.00

Sale

	Sale - £250k	Sale - £750k
• Fee	£1290.00	£1650.00
• Telegraphic transfer x2	£60.00	£60.00
• Office copy entries	£15.00	£15.00
• Total	£1315.00	£1725.00

Transfer

	Transfer and remortgage - £150k	Transfer - £150k
• Fee	£1344.00	£1164.00
• Telegraphic transfer x2	£60.00	£30.00
• Searches	£400.00	£0.00
• Bankruptcy search	£4.00	£0.00
• Land registry official search	£3.00	£0.00
• Land registration fee	£100.00	£100.00
• SDLT	£0.00	£0.00
• Total	£1911.00	£1294.00

Additional information

- We charge an additional fee of £25 plus VAT for each bank transfer sent out
- We charge an additional fee of £45 plus VAT for preparation of either the Stamp Duty Land Transaction form or the Land Transaction Tax form and submission to the relevant government with payment
- There are additional fees which may be required which will depend upon the circumstances of the transaction (an example would be where the property is leasehold or unregistered or where an indemnity policy is required)
- The SDLT figures used are based on two people purchasing who are not first-time buyers and who do not own additional properties

Break down of your fee estimate

Fee estimates for residential property transactions can sometimes be complicated. This is because they often have a number of variables depending on the relevant circumstances. This guide provides a more detailed explanation of each part of your fee estimate, what the relevant cost relates to and why those costs need to be incurred.

There are two aspects to residential property fee estimates: legal fees and disbursements.

Legal fees

These are the costs that the legal firm acting for you charges for their time in dealing with the transaction. Legal fees take into account the individual circumstances of each transaction and the intended outcome. To calculate the legal fees for a transaction we use a fee scale which is dependent on the sale or purchase price of the property. We consider this the most cost-effective option of providing a fair price for the work involved.

Disbursements

These are the fixed costs associated with the transaction charged by third parties and incurred by your appointed legal firm on your behalf for obtaining information, searches or documents. The disbursements incurred will vary depending on whether you are selling or buying.

Please see below for more details.

Disbursements

Sale

The disbursement typically required on a sale is follows:

- Land Registry up-to-date title information: £6-£12 There are title documents provided to the buyers' solicitors to confirm that the seller is the legal owner of the property they have agreed to sell.

Purchase

The disbursements typically required on a purchase are as follows:

- Bankruptcy search: £2 per name as a condition of the mortgage offer your lender will request this search to be carried out in order to confirm whether you have been declared bankrupt.
- Standard searches – including local authority, water & drainage and environmental: approx. £400 These are the normal searches undertaken as part of a standard purchase transaction and are designed to highlight any important information about the property and the surrounding area. They can be summarised as follows: - the local search will highlight any planning permissions for work undertaken on the property or if there are any local council plans which may affect your enjoyment of the property - the water & drainage search outlines if the property is connected to public sewers, as well as highlighting whether any water mains or sewers run within the property boundaries - the environmental search outlines if there is any land contamination or risk of flooding in close proximity to the property.
- Additional searches particular to the property: approx. £40 to £250 These searches are location specific and, depending on where the property that you are purchasing is located, may not be required. However, they are of particular importance if there has been a history of mining in the local area. The most common forms of these being coal, salt and brine, limestone and tin mining searches.
- Land registration fee: This is a fixed cost that is dependent upon the purchase price of the property and is set by the Land Registry.
- Stamp Duty: This is a tax based on the purchase price of the property and can vary depending on factors such as whether you are a first time buyer or whether you own additional properties. The HMRC website has useful information on this area as well as including an online questionnaire to aid with the calculation. For properties in Wales there will be Land Transaction Tax payable instead of Stamp Duty.

(Please be aware that different rates/reliefs apply for the calculation of Land Transaction Tax.)

Other disbursements

It is always difficult to foresee every possible disbursement that could arise in the process of a property transaction. However, it is always prudent to be aware of additional expenses that may be required for your budgeting purposes such as indemnity insurance or fees for replacement certificates for work undertaken at the property.