

Residential Conveyancing Fee Guide

Please note this is a guide only. For a specific quotation please contact us.

PURCHASE	ALL FEES ARE SUBJECT TO VAT
Up to £350,000	£1,450 – 1,775
£350,001 - £400,000	£1,600 – 1,800
£400,001 - £500,000	£1,600 – 1,875
£500,001 - £600,000	£1,800 – 1,925
£600,001 - £700,000	£1,900 – 2,085
£700,001 - £800,000	£2,050 – 2,175
Others on application	

SALE	ALL FEES ARE SUBJECT TO VAT
Up to £350,000	£1,250 – 1,725
£350,001 - £450,000	£1,450 – 1,825
£450,001 - £600,000	£1,600 – 1,875
£600,001 – £700,000	£1,700 – 1,975
£700,001 - £800,000	£1,850 – 2,100
Others on application	

ADDITIONAL COSTS TO THE ABOVE FEES	ADDITIONAL FEES SUBJECT TO VAT
Leasehold	£150 – 300
New Build	£100
Help to Buy ISA	£50 (per ISA)
Shared Ownership	£150 – 300

PURCHASE DISBURSEMENTS		
Stamp Duty	Please check the online calculator as the rates often change. This can be found at www.tax.service.gov.uk/calculate-stamp-duty-land-tax	
Land Registry Fees – Purchase Only (based on purchase price)	£0 - £80,000	£20
	£80,001 - £100,000	£40
	£100,001 – £200,000	£95
	£200,001 - £500,000	£135
	£500,001 - £1,000,000	£270

Please note if the transaction property is a new build, transfer of part or for the grant of a new lease the Land Registry Fee will increase.

PURCHASE STANDARD DISBURSEMENTS	
Local, drainage and environment searches	£200 - 300
Land Registry search (per Title)	£8.80
Bankruptcy search (per name)	£7.80
CHAPS bank transfer fee	£42 (including VAT)
Stamp Duty Land Transaction Form Completion fee	£48 (including VAT)
Anti-money laundering search (per name)	£7.60

These are the standard disbursements but others may be necessary e.g. commons registration search £14, chance check £24, highways search £100 (all fees are approximate)

SALE DISBURSEMENTS	
Land Registry Office Copies	£7.80 per document
CHAPS bank transfer fee	£42 (including VAT)
Anti-money laundering search (per name)	£7.60

If the sale property is leasehold, there is likely to be an additional fee charged by the Freeholder and/or Management Company. Typically these fees are between £100 - £400.