

Conveyancing Fee Structure – Purchase (updated Jan 2025)

We thank you for your interest in our services.

Our regulatory requires us to publish information on price and service for residential conveyancing.

The below are indicative only. Upon your instructions, we will confirm our fee in writing, subject to the nature of the property you are buying and the complexity of the transaction.

Please contact us if you would like more information. We are more than happy to guide you through your purchase.

Purchase Price	Charges
Up to £400,000	£1,850
£400,001 to £650,000	£2,150
£650,001 to £1,000,000	£2,480
£1,000,001+	Price on enquiry

The following additional charges may apply (where applicable):	
Preparing and filing of SDLT return	£130
Reviewing transfer/lease	£250
Dealing with new build/off-plan transaction	£250
Acting for lender or dealing with lender's requirements	£500+ (depends on which lender you are borrowing from)
Dealing with LISA money withdrawal	£120
Reviewing assured shorthold tenancy	£450
Carrying out additional KYC checks in relation to companies	£250 for UK companies £450 for overseas companies
Carrying out additional AML checks on third party funds	£250
Dealing with Property subject to the Building Safety Act 2022	£650

**The above fees are exclusive of VAT and disbursements. At present, VAT is 20 per cent.*

The disbursements most likely to be incurred (where applicable):	
AML search fee (per name) – individual / company	£20 / £40 (estimated)
Property search fee	£500 (estimated – depending upon the Local Authority)
Lawyer account checker - Confirmly	£15.00
Electronic signature – DocuSign (per document)	£2.40 / £4.80
Bank transfer (per transfer)	£25
Land Registry priority search fee (per title)	£8.80
Bankruptcy search (per buyer)	£7.80
Land Registry and HMRC Registration Fees	£12

Land Registry registration fee	£20 - £1,105 (depending upon the type of registration)
Stamp Duty Land Tax	Depends on the purchase price and your personal circumstances.

Conveyancing Fee Structure – Sale (updated Jan 2025)

Purchase Price	Charges
Up to £500,000	£1,500
£500,001 - £1,000,000	£1,850
£1,000,001+	Price on enquiry

The following additional charges may apply (where applicable):	
Acting for lender in relation to redemption of mortgage	£150
Dealing with leasehold properties	£250
Dealing with Licence to Assign	£350
Drafting of Deed of Covenant	£250
Dealing with assured shorthold tenancy	£250
Fee for dealing with Property subject to the Building Safety Act 2022	£650

**The above fees are exclusive of VAT and disbursements. At present, VAT is 20 per cent.*

The disbursements most likely to be incurred (where applicable):	
KYC checks (per name) – individual / company	£20 / £40 (estimated)
Land registry – official copies (per document)	£8.80
Electronic signature – DocuSign (per document)	£2.40 / £4.80
Bank transfer (per transfer)	£25
Management pack – if required	£300 (estimated)