

CONVEYANCING CHARGES RESIDENTIAL FROM JANUARY 2025

RESIDENTIAL PROPERTY

Up to £249,999 sale or purchase	£995.00	Plus £199.00 VAT
£250,000 – £399,999 sale or purchase	£1,095.00	Plus £219.00 VAT
£400,000 – £749,999 sale or purchase	£1,195.00	Plus £239.00 VAT
£750,000 – £999,999 sale or purchase	£1,295.00	Plus £259.00 VAT
£1,000,000 – £1,499,999 sale or purchase	£1,495.00	Plus £299.00 VAT
£1,500,000+ sale or purchase	Price on application	
New Build Purchase	Additional £250.00	Plus £50.00 VAT
Leasehold Property	Additional £250.00	Plus £50.00 VAT
High Rise Leaseholds	Additional £500.00	Plus £100.00 VAT
First Registration	Additional £250.00	Plus £50.00 VAT
Expedited Exchange or Completion	Additional £250.00	Plus £50.00 VAT

Other

Amendment of Name at Land Registry	£75.00	Plus £15.00 VAT
Freehold Mortgages/Re-mortgages	£500.00	Plus £100.00 VAT
Leasehold Mortgages/Re-mortgages	£750.00	Plus £150.00 VAT
Transfer of Equity & Subject to Existing Mortgage	£550.00	Plus £110.00 VAT
Transfer of Equity without Mortgage	£450.00	Plus £90.00 VAT

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Disbursements Table

Search Fees on purchase only	These can range between £250.00 to £500.00 dependent on the local authority and the searches revealed by the Property and location
Office copy documents on sale only	£8.40 per document
Electronic Money transfer fee (including VAT) on sale and/or purchase	£42.00
Land Registry fee on purchase only	This will depend on the value of the Property and you can calculate the amount you need to pay by using www.landregistry.gov.uk/professional/fees/fees-calculator
Stamp Duty Land Tax on purchase only	This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website
Land registry priority search on purchase only	£8.40 per property
Bankruptcy search on purchase only	£720 per name (if mortgage)

If leasehold there would be the further anticipated disbursements* payable:

Management Pack on sale only	This is the fee of the landlord or the management company to provide the management pack and the fee is dependent on their costs and can range between £200.00 plus VAT to £600.00 plus VAT.
Notice of transfer fee on purchase only	This fee is set out in the lease or as advised by the landlord/management company and can range between £25.00 plus VAT to £150.00 plus VAT
Notice of charge fee (if the property is to be mortgaged) on purchase only	This fee is set out in the lease or as advised by the landlord/management company and can range between £25.00 plus VAT to £150.00 plus VAT
Deed of covenant fee on purchase only	This fee is provided by the management company or landlord for the property and can be difficult to estimate. Often it is between £100.00 plus VAT to £300.00 plus VAT
Certificate of compliance fee on purchase only	To be confirmed upon receipt of the lease, as can range between £100.00 plus VAT to £200.00 plus VAT
Licence to Assign fee on purchase only	To be confirmed upon receipt of the lease, this is usually prepared by the Landlord's solicitors and their fees can range between £500.00 plus VAT to £900.00 plus VAT

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

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