



The cost to you for a conveyancing matter will include two things:

- OUR FEES for providing the service.
- ADDITIONAL COSTS, known as disbursements, which are costs related to your matter that are payable to third parties.

Our Fees

We provide a fixed fee quote so you know our cost to you at the point of instructing us, rather than you worrying it will increase as we progress. There are no hidden “extras” for our services.

Sale or Purchase (freehold)

Up to £500,000	range between	£550 +VAT* to £850 +VAT*
£501,000 to £900,000	range between	£900 +VAT* to £1,100 +VAT*
£901,000 to £950,000		£1,225 +VAT*
£950,001 to £1,000,000		£1,450 +VAT*

For anything above £1 million, please contact us for details.

SDLT Fee	£50 +VAT*
Telegraphic Transfer Fee**	£35 +VAT*
Additional fee for leasehold	£95 +VAT*

Where the transaction involves Help to Buy, Shared Ownership or Trust Deed there may be an additional fee.

Remortgage or Transfer of Equity (freehold)

Remortgage	£495 +VAT*
Transfer of Equity	£450 +VAT*
Combined Remortgage/Transfer	£695 +VAT*
Telegraphic Transfer Fee**	£35 +VAT*
Additional fee for Leasehold:	£75 +VAT*

The above fees are based on a straight forward transaction. Should there be any anomalies or complications, additional fees may be charged. We will of course agree these with you ahead of proceeding.

*** The standard rate of VAT added to services provided is currently 20%**
(The attached link provides further details. <https://www.gov.uk/vat-rates>)

** For each Telegraphic Transfer (electronic payment we send on your behalf) we charge an administrative fee to do so. Examples are: sale proceeds, mortgage redemption, purchase monies

Additional Costs (expenses & disbursements)

Typically, the disbursements incurred on a conveyancing matter in addition to our legal fees, will be:

Sale

- * Estate Agents commission fee (as agreed between yourself and your agent)
 - Office copy entries Varies – from £3 (use the below link to assist)
- Other expenses & disbursements may also be incurred** such as Indemnity fees, or Sale Information Pack (where leasehold / management companies apply)

Purchase

- * Stamp Duty (use the below link to assist)
- Land Registry fee (use the below link to assist)
- Local Authority Search fee Price set by local authority (eg Uttlesford DC: £111.00)
- Drainage & water search Price set by water company (approx. £50)
- Environmental search £43.80
- Bankruptcy search £2 per name
- Land Registry searches £3 per title, of which there may be a few
- Additional fees re. leasehold These vary on a case by case basis

Survey fees are not dealt with through ourselves

* These are usually considerable amounts, so it's always advisable that you are aware of these amounts as the beginning of your transaction

Please note the above is for your information, in order for you to gauge the overall cost to you. This section is comprehensive but not exhaustive – each transaction is unique and will have to be tailored accordingly.

Useful links

- Stamp Duty calculator
<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>
- HM Land Registry (for office copy entries etc. information)
<http://landregistry.data.gov.uk/fees-calculator.html>
- Land Registry information
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- For further information, such as average timescales, please use the following link:
<https://www.gov.uk/buy-sell-your-home>