

Residential conveyancing fees

Every property transaction is different and complicating factors may not be evident at the point of instruction. We will provide a tailored quote based on the details that you provide to us. Please telephone or email us for a fixed fee quote and estimate of expenses. Our residential conveyancing fees are based on the example table and list of example additional charges below.

Please note that we rarely undertake residential property conveyancing where a residential mortgage is required.

Please call us on 01628 530855 to get an estimate for your specific situation.

When we act for a seller, the following fee table applies for the main work*:

Sale price	Our Fees
£0 – £699,999	£1,000 + VAT
£700,000 – £999,999	£1,200 + VAT
£1,000,000 – £1,499,999	£1,500 +VAT
£1,500,000 – £2,000,000	£1,800 + VAT

When we act for a buyer, the following fee table applies for the main work*:

Purchase price	Our Fees
£0 – £699,999	£1,400 + VAT
£700,000 – £999,999	£1,750 + VAT
£1,000,000 – £1,499,999	£2,000 +VAT
£1,500,000 – £2,000,000	£2,800 + VAT

* Please note that we may need to charge additional fees on top of the quote provided due to any such factors that were not anticipated when we provided the quote. If this is necessary we will advise you as soon as we are aware and will not carry out any additional chargeable work without your knowledge. Such additional work will be charged out at our hourly rate of £200 + VAT.

Please note that we do not act for mortgage lenders on residential purchases.

We will charge additional fees in respect of the further work required as follows:

- £250 + VAT to redeem a mortgage (sale only).
- £500 + VAT where the property is leasehold (purchase only).
- £250 + VAT for transactions involving the Help to Buy Scheme.
- £500 + VAT where the property is a new build.

Preparing trust deeds, declarations of trust and deeds of covenant that are part of a residential conveyancing purchase transaction cost £400 plus VAT in addition to the fees set out above.

Additional costs

In addition to our fees you may also be subject to the following costs based on your transaction:

Stamp Duty: This will depend on the nature of your transaction and your personal circumstances, please see <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax> for an estimate. We will advise you of the amount you are required to pay during the transaction.

Searches: It is best practice on any property purchase to have the following searches carried out:

- Local Authority Search
- Drainage and Water Search
- Environmental Search

Fees for these searches will differ according to the size and location of the property and are paid by us to the search provider on your behalf.

Each property is different and additional searches may be necessary depending on the nature of the property transaction. We provide a detailed estimate of search costs prior to carrying out searches on your behalf.

Management Company/Landlord Fees: If you are purchasing or selling a leasehold property or the property has access to shared amenities or a common area, you may be required to pay certain fees to the landlord or management company. Each property and each company has different requirements and different fees. On a purchase you may be required to pay between £200 – £1,000 plus VAT in fees relating to notice fees, Certificates of Compliance, Deeds of Covenants, etc. On a sale you may be required to pay £200 – £2,000 plus VAT in fees relating to sales packs from landlords or management companies and any other property specific charges. These fees are paid by us on your behalf.

Land Registry Fees: On a sale you will be required to pay the Land Registry in the region of £6 – £50 for them to provide copies of up to date title documents. On a purchase you will be required to pay a Land Registry registration fee of £40 – £900. These fees are paid by us on your behalf.

Developer Fees: If you are purchasing a new build property from a developer you may be required to pay additional fees of around £100 – £1,000 plus VAT in fees relating to administration, incorporation, engrossment, etc. These fees are paid by us to the developer's solicitor on your behalf.

The above list is by no means exhaustive and there may be other property specific charges that you will be required to pay based on the type of transaction or property involved. We will advise you once we are aware of any of these additional charges.

Our residential conveyancing team

Wendy Byrne

Solicitor

Wendy qualified as a solicitor in 2006 in the London firm, Rosenblatts. Wendy has extensive experience in residential property matters including dealing with registered and unregistered land, freehold and leasehold sales and purchases, new build developments and help-to-buy schemes.

Sue Maddix

Conveyancing Technician

Sue is a qualified Conveyancing Technician of the Council for Licenced Conveyancers specialising in all aspects of residential conveyancing including freehold and leasehold sales and purchases, new build developments and dealing with lease extensions.