



# Residential Conveyancing Fees

Conveyancing Fees	
House Price	Fees
0-80,000	£1,150.00
80,000 - 120,000	£1,260.00
120,000 - 200,000	£1,450.00
200,000 - 300,000	£1,550.00
300,000 - 500,000	£1,650.00
500,000 – 600,000	£2,000.00
600,000 – 700,000	£2,500.00
700,000 – 1 Million	£3,000.00
1Million + - Call us for a personal estimate	
Additional costs for Flats, New Builds & any property with a Service Charge	Ranges from £450 - £700
Cost for Redeeming Mortgage	£50 each

Sale Disbursements	
Bank Transfer Fee to redeem mortgage, pay Estate Agent, pay balance to you etc.	£50.00 each
Office Copies Title & Plan	£14.00 per Title
Office Copy Document e.g. Lease	£7.00 per document
Risk & Compliance Fee	£120.00

Purchase Disbursements	
Bank Transfer Fee	£50.00
Risk & Compliance Fee	£250.00 *
*This may increase depending on the complexity of your finances and whether you are reciving a gift from a third party	
Electronic Verification of Sellers Solicitors Bank Details	£18.00
Bankruptcy Search	£6.00 per person
Pre Completion Search	£7.00 Per Title
Local Search (dependent on Local Authority) e.g.	£176.00 (Burnley Council)
Water Search (dependent on Supplier) e.g.	£58.96 (United Utilities)
Mining Search	£49.50
Land Registry fees	Dependent on purchase price
Stamp Duty Land Tax	Dependent on purchase price
SDLT Digital Submission Fee	£6.00
If purchasing with the assistance of a Mortgage we charge <b>£200</b> for dealing with your Lenders formalities.	

Remortgage Fees	
Legal Fee	£975
Risk & Compliance Fee	£150.00
Bank Transfer Fee	£50.00
Office Copies Title & Plan	£14.00 per Title
Office Copy Document e.g. Lease	£7.00 per document
Bankruptcy Search	£6.00 per person
Pre Completion Search	£7.00 per Title
Land Registry fees	Dependent on amount borrowing
Local, Mining and Water Searches as per Purchase Disbursements	

Transfer of Equity	
Legal Fee	£985
Risk & Compliance Fee	£200.00
Bank Transfer Fee	£50.00
Office Copies Title & Plan	£14.00
Office Copy Document e.g. Lease	£7.00 per document
Bankruptcy Search	£6.00 per person
Pre Completion Search	£7.00 per Title
Land Registry fees	Dependent on value of the property

N.B.	
Extra costs maybe incurred if a property has anything such as a shared driveway, private water supply, septic tank or alterations or you have a specific timescale in which you need to complete.	
Please telephone us for a personalised estimate.	

No VAT is chargeable on our costs we are not VAT registered.

Electronic Varification of ID £8.40 per name.

On occasion it is necessary to arrange a Legal Indemnity Policy. We will advise if this is necessary for you. The cost is £50 plus the policy Premium.

In some cases a fixed fee cannot be agreed and we will advise you if your case has to be charged on an hourly basis. Our hourly charging rate is £210.