



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
1 Million + - 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

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

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 receiving 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 **£200** for dealing with your Lenders formalities.

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.