

Conveyancing Costs Sales

Sale Price	>£100k	£100-£200k	£200-£300k	£300-£500k	£500k-£750k
Our Fee	625.00	695.00	750.00	795.00	895.00
VAT @ 20%	125.00	139.00	150.00	159.00	179.00
TT and admin Fee inc VAT (each)	48.00	48.00	48.00	48.00	48.00
Official Copy Entries	6.00	6.00	6.00	6.00	6.00
Archive fee inc VAT	48.00	48.00	48.00	48.00	48.00
Mortgage fee (inc VAT)	120.00	120.00	120.00	120.00	£120.00

Sales £750K and above – please refer to a Director

If the sale or purchase includes any leasehold element or management company restriction then there will be additional legal fees of £250 plus VAT per freeholder and management company. There may also be an additional £9 for leasehold office copy entries.

Purchases

Land Registry fees and Stamp Duty Land Tax/Land Transaction Tax at the appropriate rate depending on the purchase price and the buyer's circumstances

Purchase Price: up to £250k £250k-£400k £400k-£600k £600k-£750k

Our Fee	695.00	750.00	795.00	950.00
VAT @ 20%	139.00	150.00	159.00	190.00
TT and admin Fee inc VAT (each)	48.00	48.00	48.00	48.00
3 Search Pack (inc Local, Water & Environmental Searches)	150.00	150.00	150.00	150.00
SDLT Fee (inc VAT)	108.00	108.00	108.00	108.00
Mortgage fee (inc VAT)	120.00	120.00	120.00	120.00
Archive fee inc VAT	48.00	48.00	48.00	48.00

For Purchases over £750,000 – please refer to a Director

If purchase includes any leasehold element or management company restriction then there will be additional legal fees of £250 plus VAT per freeholder and management company.

There will also be additional fees payable to the landlord/management company/managing agent which we will advise you of at the time of disclosure to us.

Additional Fees not known at time of quote

Transactional	
Item	Fee (exc. VAT)
Additional title	£95.00
Auction	£125.00
Bankruptcy or other Land Charge entry	£75.00
Change of name	£75.00
Discharge of 2nd or subsequent charges	£75.00
Discount – rearrangement of priority	£150.00
Drafting tenancy agreement	£175.00
Dual representation (separate solicitors acting for lender)	£100.00
Flying freehold	£150.00
HMO	£100.00
Indemnity insurance required	£50.00
Lease extension – agreed	£650.00
Lease extension – statutory process	£950.00
Leasehold title (to include compliance with restriction on title)	£250.00
Lifetime ISA	£75.00
Merger of titles required	£75.00
Postponement/rearrangement of charges	£150.00
Restriction/entry on title (not chargeable additional to LH)	£75.00
Solar Panel lease	£200.00
Staircasing	£350.00
Title split or transfer of part required	£250.00
Trust (separate deed, as opposed to Panel in TR) required	£175.00
Expediate fee (exchange and completion within one week of each other)	£150.00
Fee for dealing with gift (payable per gift, ID fee additional)	£75.00
Additional bank transfer fee	£40.00
Fee for dealing with Help to Buy loan redemption	£250.00
Fee for deal with Help to Buy loan advance	£400.00
Fee for dealing with Third Party Solicitor	£100.00

Remortgage	
Item	Fee (exc. VAT)
Approving and registering third party documentation along with our Land Registry application	£100.00
Cancelling a cheque	£15.00
Checking an existing Solar Panel Lease for the new Mortgage Lender	£200.00
Declaration of Trust	£275.00
Deed Of Postponement or postponement of a Council Housing Act Charge	£275.00
Fees for forwarding a copy Title Information Document / updated Registers of Title to you following Completion	£20.00
Fees for receiving documentation with insufficient postage	£5.00
Fees for updating a name or address at the Land Registry	£10.00

Obtaining a property search as required by the New Mortgage Lender	£50.00
Obtaining an Indemnity Insurance Policy	£50.00
Ordering a copy Lease or other required Title documentation from the Land Registry	£10.00
Preparing and recording Undertakings as required by your Lender	£25.00
Registered Restriction/Caution - removal	£125.00
Restriction/Caution registered on your property - dealing with	£75.00
Reversing Legal Completion (excluding disbursements)	£500.00
Satisfying any special conditions within the Mortgage Offer	£30.00
SDLT Legal Fee	£75.00
Validating Bankruptcy Entries	£10.00
Fee for dealing with gift (payable per gift, ID fee additional)	£75.00
Additional bank transfer fee	£40.00
Fee for dealing with Help to Buy loan redemption	£250.00
Fee for deal with Help to Buy loan advance	£400.00
Fee for dealing with Third Party Solicitor	£100.00

Any other additional fees not covered above will be discussed with you at the relevant time.