

Residential Property Costs

Our fees cover the work required to complete the transaction on your property and are dependent on the complexity of the matter and the cost of the property. In most cases we can offer you a fixed fee, however on occasions we will need to have sight of your specific documents before we can offer you an accurate cost. Please use our [calculator](#) for a personal quotation.

Our fees are subject to VAT. Disbursements and additional costs will be calculated separately.

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursement on your behalf to ensure a smooth process. We have set out below, the disbursements we anticipate will apply to your transaction. However, the list is not exhaustive and other disbursements may apply depending on the complexity of your transaction. We will always make you aware of any potential additional fees or disbursements if and when they arise during the course of your transaction.

Purchase and Sale Fees

Property Price	Our Fee
£0.00 - £150,000	£895.00 plus VAT
£150,001 - £300,000	£925.00 plus VAT
£300,001 - £500,000	£1025.00 plus VAT
£500,001 - £700,000	£1250.00 plus VAT
£700,001 - £1,000,000	£1750.00 plus VAT
Over £1,000,000 and above	£2000.00 + plus VAT Please contact us for an accurate figure

Remortgage/Transfer of Equity Fees

£0.00 - £500,000	£795.00 plus VAT
£500,000 and above	£895.00 plus VAT

Disbursements

Purchase	
Official Search (per title)	£8.80
Bankruptcy Search (per title)	£7.80
Property Searches (approx. – dependent on property location)	£255.00
Stamp Duty Processing Fee	£12.00
HM Land Registry Portal Fees vary dependent on price of the property:	
0 to £80,000	£20.00
£80,001 to £100,000	£40.00
£100,001 to £200,000	£100.00
£200,001 to £500,000	£150.00
£500,001 to £1,000,000	£295.00
£1,000,001 and over	£500.00

Sale / Remortgage / Transfer of Equity	
H M Land Registry Official Copy (per document)	£17.60
Remortgage / Transfer of Equity	
H M Land Registry Official Copy (per document)	£17.60
HM Land Registry Portal Fees vary dependent on price of the property:	
0 to £100,000	£20.00
£100,001 to £200,000	£30.00
£200,001 to £500,000	£45.00
£500,001 to £1,000,000	£65.00
£1,000,001 and over	£140.00

Additional Costs

Stamp Duty Completion Fee	Purchase	£75.00 plus VAT
Gifted Deposit Fee	Purchase	£100.00 plus VAT
Help to Buy ISA Fee	Purchase	£50.00 plus VAT
Mortgage Administration Fee	Purchase and Sale	£150.00 plus VAT
Help to Buy Scheme Fee	Purchase and Sale	£200.00 plus VAT
Leasehold Fee	Purchase and Sale	£300.00 plus VAT
Shared Ownership Fee	Purchase and Sale	£250.00 plus VAT
Bank Transfer Fee	Purchase and Sale	£45.00 plus VAT
ID Verification Fee (per person)	Purchase and Sale	£15.00 plus VAT

Stamp Duty Land Tax

Fees depend upon the price of the property. Please use the HMRC website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to calculate the fee or if the property is in Wales, please use the Welsh Revenue Authority's website <https://gov.wales/land-transaction-tax-calculator> . In complex cases, various reliefs or exemptions can apply to Stamp Duty Land Tax and we would therefore recommend you take independent advice from a qualified tax advisor.

Leasehold Properties / Properties subject to Management Companies

If you are purchasing a leasehold property, additional disbursements could apply. These could also apply if you are purchasing a freehold property where there is a management company dealing with the common areas on the development.

Each Landlord / Management Company charge various fees in connection with dealing with the following:

- Notice of Assignment / Charge
- Deed of Covenant
- Certificate of Compliance

If you are purchasing a property which is subject to fees such as the above we will let you know as soon as the information is provided by the relevant Landlord / Management Company.

Timescales

Timescales can vary dependent upon a number of factors such as whether you a first-time buyer, how many parties are involved in a chain or whether you have a mortgage etc. However, the average timescale for freehold property transaction is between 8 and 16 weeks and a leasehold property transaction is between 10 and 18 weeks.