

Conveyancing legal fees (i.e. fees that our solicitor firm gets paid):

Home Purchase/ Sale Price bracket (£'s)	(all plus VAT)
•Up to 300,000	£475 – £650
•300,001- 600,000	£675- £950
•600,000- 800,000	£1000- £1500
•Over £800,000 - £2,000,000	£1500 +
Help to buy –	an additional £50 - £100

Common additional legal fees (all plus VAT) charged (if applicable) on a case by case basis:-

- Acting for Mortgage lender £150 (dependent on the specific lender)
- SDLT return £95
- Chaps Banking transfer £40
- Leasehold uplift fee £100
- Mortgage Redemption £75
- ID checks (£6 per person and some variation for overseas clients)
- Lawyer check (£10 per check)

Additional costs commonly payable-

Searches:-

For example:-

- local authority search; environmental/ flood search; & Water and drainage search- average cost for all of these payable to the search provider company is between £175- £251.00.
- standard coal search £41.20; (only required in previous coal mining areas)

Land Registry Fees

- Land registration costs and Land Registry search fees

Please click the following link for land registry pricing. We make no margin on these fees; you are charged the cost payable by us to the Land Registry. We are also pleased to state that over 90% of our Land Registry applications are dealt with on line, which saves you money. [Land Registry Fee Information](#)

Stamp Duty Land Tax

Please click the following link for stamp duty land tax information and from there you can use the HMRC on-line calculator to calculate your Stamp Duty Land Tax. [Stamp Duty Land Tax](#)

Certain transactions may have special requirements such as the need for a Highways search from the local authority and these costs vary from council to council.

To provide you with a detailed quotation we will need the following information from you:-

1. Is it a sale or purchase or both?
2. The address of property being sold and/or purchased.
3. What type of property is it? e.g. house or flat/apartment.
4. Is a mortgage required; if so, do you know which lender it will be?
5. Is it a leasehold or freehold property?
6. Your contact telephone number.
7. Your e-mail address.