

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	£595 - £850
• 300,001 – 600,000	£890 - £1100
• 600,001 – 800,000	£1500+
• Over 800,000	Please call for a quote: 01527 584155

Help to buy scheme - 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)
- Stamp Duty Land Tax return £150
- Chaps Banking transfer £40
- Leasehold uplift fee £250
- Mortgage redemption £75
- ID checks £10 per person (some variation for overseas clients)
- Lawyer Check (£14.20)

Additional Costs commonly payable:

Searches:

For example:-

- Local authority search; environmental/flood search; & water and drainage search – average costs for these payable to the search provider company is between £175 - £251.
- 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.
8. Call us on 01527 584155