

Residential Conveyancing – Fees

For a more accurate, detailed estimate of the likely fees which will be payable for your matter and an explanation of the process and possible timescales involved, you will need to call us on 01372 721 122.

Estimates can only be provided based on the information you provide us with and on the assumption that the transaction will not prove to be substantially more complex or time-consuming than expected. If the matter proves to be complex, you will be informed by the person dealing with your matter about any additional fees likely to be charged and why. The hourly rate of the person dealing with the matter may then apply.

If the matter does not proceed to completion, work done and payments made up to that point will remain chargeable.

Please find below some examples of possible estimates for different transactions to help you see how the fees/prices are structured. Please note disbursement figures are subject to change as per rates applicable at the time of your transaction.

Figures below applicable as at January 2026

Freehold Sale

Property Sale Price: £650,000.00
Postcode: KT19 8AG

Professional Fees	Ex VAT	Inc VAT
Conveyancing Fee	£1,750.00	£2,100.00
Bank Transfer Fee *	£40.00	£48.00
AML Fee (per person)	£40.00	£48.00
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SubTotal	£1,830.00	£2,196.00
Disbursements/Third Party		
Official Copies	£34.00	£35.20
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SubTotal	£34.00	£35.20
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Total	£1,864.00	£2,231.20

* NB: Additional Bank Transfer Fees will be charged for each Bank Transfer such as to discharge a mortgage or pay agent's fees.

Freehold Purchase

Property Purchase Price: £650,000.00

Postcode: KT19 8AG

Professional Fees	Ex VAT	Inc VAT
Conveyancing Fee	£2,000.00	£2,400.00
Bank Transfer Fee *	£40.00	£48.00
AML Fee (per person)	£40.00	£48.00
Lender Admin Fee	£25.00	£30.00
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SubTotal	£2,105.00	£2,526.00
 Searches Packs		
Drainage & Water Search	£86.19	£103.43
Official Local Authority Search	£246.42	£295.70
Environmental Search	£131.83	£158.20
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SubTotal	£464.44	£557.33
 Disbursements/Third Party		
Land Registry Search Fee	£8.50	£8.80
Bankruptcy Search (per person)	£7.50	£7.80
Land Registry Registration Fee	£295.00	£295.00
Land Registry Admin Fee	£5.00	£6.00
Stamp Duty Land Tax	£22,500.00	£22,500.00
SDLT Admin Fee	£5.00	£6.00
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SubTotal	£22,821.00	£22,823.60
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Total	£25,390.44	£25,906.93

Leasehold Sale

Property Sale Price: £350,000.00

Postcode: KT19 8AG

Professional Fees	Ex VAT	Inc VAT
Conveyancing Fee	£1,800.00	£2,100.00
Bank Transfer Fee *	£40.00	£48.00
AML Fee (per person)	£40.00	£48.00
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SubTotal	£1,880.00	£2,196.00
Disbursements/Third Party		
Official Copies	£42.50	£44.00
Management pack (estimate)	£500.00	£500.00
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SubTotal	£542.50	£544.00
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Total	£2,422.50	£2,740.00

Leasehold Purchase

Property Purchase Price: £350,000.00

Postcode: KT19 8AG

Professional Fees	Ex VAT	Inc VAT
Conveyancing Fee	£2,100.00	£2,520.00
Bank Transfer Fee *	£40.00	£48.00
AML Fee (per person)	£40.00	£48.00
Lender Admin Fee	£25.00	£30.00
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SubTotal	£2,205.00	£2,646.00
 Searches Packs		
Drainage & Water Search	£86.19	£103.43
Official Local Authority Search	£246.42	£295.70
Environmental Search	£131.83	£158.20
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SubTotal	£464.44	£557.33
 Disbursements/Third Party		
Land Registry Search Fee	£8.50	£8.80
Bankruptcy Search (per person)	£7.50	£7.80
Land Registry Registration Fee	£150.00	£150.00
Land Registry Admin Fee	£5.00	£6.00
Stamp Duty Land Tax	£7,500.00	£7,500.00
SDLT Admin Fee	£5.00	£6.00
Post completion fees to managing agents/freeholder (estimated)	£500.00	£500.00
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SubTotal	£8,176.00	£8,178.60
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Total	£10,845.44	£11,381.93

Remortgage and/or Transfer

Amount to remortgage: £250,000.00

Postcode: KT19 8AG

Professional Fees	Ex VAT	Inc VAT
Conveyancing Fee	£1,000.00	£1,200.00
Bank Transfer Fee *	£32.00	£38.40
AML Fee (per person)	£32.00	£38.40
Lender Admin & Compliance Fees	£90.00	£108.00
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SubTotal	£1,154.00	£1,384.80
 Disbursements/Third Party		
Official Local Authority Search	£232.92	£273.00
Land Registry Search Fee	£8.50	£8.80
Bankruptcy Search (per person)	£7.50	£7.80
Land Registry Registration Fee	£100.00	£100.00
Land Registry Admin Fee	£5.00	£6.00
Official Copies	£17.00	£17.60
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SubTotal	£370.92	£413.20
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Total	£1,524.92	£1,798.00

NB: SDLT may apply in some Transfer matters and if that is the case you will be informed.

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Explanatory Notes

- *Disbursements* are costs related to your matter that are payable to third parties, such as Land Registry Fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.
- *Stamp Duty Land Tax* (on purchases) – this depends on the purchase price of the property and the situation, for example if you are a first time buyer or you are buying a second property. You can calculate the amount you will need to pay by using the HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website.