

# Residential Conveyancing - How we charge

The pricing information found on this page is intended to be used for illustrative purposes. The examples provided are estimates and are not fixed fees. Please note that additional fees may be charged depending on the work and complexity involved.

We will be able to provide a much more accurate cost estimate once we know the details of your situation, following your enquiry. Should you require a bespoke quote please telephone us or you can use the calculator which you can find [here](#).

## The Conveyancing Process

The work that we do for you will depend on the complexity of your case but is likely to involve the following key stages:

**Onboarding** – Taking your initial instructions and giving you advice, obtaining confirmation of your identity and checking that you have the finance in place to purchase the property that you want.

**Investigations** – We receive the draft contract from the seller’s solicitor and review this and raise enquiries. We carry out searches and report to you on the replies to enquiries and the searches. If you are having a mortgage we will report to you on the mortgage offer.

**Signing** – We arrange for all documents to be signed. Sometimes this can be dealt with using electronic signatures. We will also prepare and arrange signature of the Stamp Duty Land Tax (SDLT) return and any mortgage documentation.

**Exchange** – We will deal with exchange of contracts and after exchange will prepare a completion statement and bills so that you can provide any balance to us in readiness for completion.

**Completion** – We deal with the transfer of the funds to the seller’s solicitor and dating the documents. You can then pick up the keys. If the property is leasehold we will also deal with any notice formalities. We also deal with submitting the SDLT return and paying any SDLT due to HMRC or if the property is in Wales to the Welsh Revenue Office.

For a more detailed overview of the stages involved, [you can read our dedicated article by clicking this link](#).

## How long will it take?

This is often the hardest question to answer as it can depend on quite a few factors including the number of people in the chain and also whether you are buying a freehold or a leasehold property.

Leasehold purchases do tend to take a little longer as the landlord or managing agent need to provide information about the service charge and management. As a guide it can take 6-12 weeks from engaging us to completion.

## Our Fees - Worked Examples

Please see some examples fees below. For a tailored fee estimate, please contact us using the information at the bottom of this page.

### Freehold

For a straightforward sale of a freehold property without a mortgage, worth £225,000 we would charge legal fees of £900 (+VAT).

For a straightforward purchase of a freehold property, without a mortgage, worth £225,000 we would charge legal fees of £1,075 (+VAT).

Please also see the additional fees below which may apply in relation to a freehold sale or purchase. If you require a tailored quote, please get in touch with us.

## Leasehold

For a straightforward sale of a leasehold property, without a mortgage, worth £225,000 we would charge legal fees of £1,150 (+VAT).

For a straightforward purchase of a leasehold property, without a mortgage, worth £225,000 we would charge £1,325 (+VAT).

Please also see the additional fees below which may apply in relation to a freehold or leasehold sale or purchase. If you require a tailored quote please get in touch with us.

### Additional Fees (Sale)

The below additional fees may be payable:

- Liaising with your lender to redeem an existing standard mortgage £150 (+VAT)
- Redemption of Help to Buy Equity Loan £200 (+VAT)
- Equity Release redemption £300 (+VAT)
- Shared ownership £150 (+VAT)

### Additional Fees (Purchase)

The following additional fees may apply depending on the nature of the property that you are buying

- Acting for a mortgage lender £250 (+VAT)
- New Build Supplement/Conversion £500 (+VAT)
- Shared Ownership Scheme £500 (+VAT)
- Help To Buy £550 (+VAT)

### Third Party Fees

Please also see a list of potential Third Party Charges below:

- HM Land Registry Search £3 (+VAT)
- Copies of Land Registry titles £3 (+VAT) each
- Bank Transfer Fee (per transfer) £30 (+VAT)
- ID Check £11.95 (+VAT) per person
- Local/Drainage/environmental search pack £300 - £500 depending on the property location
- Bankruptcy Search £2 (+VAT) per search
- Land Registry registration fees. These depend on the property's value that you are buying and range from £45 to £1,105

Our fees above assume that the matter is a standard transaction where there are no defects in the title. We strive to be open and transparent in our pricing and should we identify an issue during the course of a transaction which necessitates a change to our fees we will discuss this with you.

### Remortgages

We charge a flat fee for dealing with remortgages up to £500,000. Our costs include dealing with the redemption of your existing mortgage and the registration of the new mortgage.

Sometimes your new lender may insist that searches are undertaken in which case you may need to budget for undertaking them. Please see the entry above (search pack) for an indication of the cost of searches.

Our legal fee for a freehold remortgage for a loan of less than £500,000 is £499 (+VAT)

Our legal fee for a leasehold remortgage for a loan of less than £500,000 is £595 (+VAT).

Additional costs may apply if the remortgage relates to a Help to Buy Equity Loan or Equity release.

### Key Stages

For a remortgage the key stages are as follows:

**Onboarding** – Taking your initial instructions and giving you advice, obtaining confirmation of your identity.

**Investigations** – Checking the title and carrying out searches (if required by the new lender), obtaining a redemption statement for your existing mortgage, advising you on the terms of the new mortgage.

**Signing** – arranging for you to sign the mortgage deed and any other associated documents.

**Completion** – Completing the loan and repaying your existing mortgage. Accounting to you for any balance (if applicable) dealing with registration of the mortgage at the Land Registry.

### How long will it take?

On average it takes 4 to 6 weeks to complete the remortgage.

### Get in Touch

Our bright and experienced Conveyancing Team is one of the largest in the area, and they would be happy to assist you in any property matter, whether a purchase, sale or remortgage. Please feel free to direct any questions our way.

To get in touch, you can call us on [01202 499255](tel:01202499255) or fill out the form at the top of this page. We offer a [free initial chat](#) for all new clients.