

Our pricing, explained.



How will you work out my conveyancing quotation?

We know each transaction is different and “one size does not fit all”, so, to obtain your “bespoke” quotation, please request a quote online to be sure you are given the most detailed quotation for your unique transaction. Just answer the short questions. We need just a couple of minutes of your time.

Quotations are influenced by a number of factors including the price of the prospective property (higher price brings a conveyancing firm higher risk), whether mortgage finance is either needed for a purchase or a mortgage needs to be redeemed, or whether the property is Leasehold with a management company and a freeholder involved, this is to name but a few.

You will find below our Schedule of Costs which has been prepared to give you an overview. Our dynamic quote tool on our website will produce for you a bespoke transaction, but if you prefer we are more than happy to discuss your matter on 0800 698 0367. Either way, we will always provide you with a quotation in writing which will be “tailor-made” to your transaction.

Solicitors' Legal Fee

This is our professional charge for carrying out the relevant legal work necessary for the purchase of a single residential dwelling house registered freehold property, taking into account the sale/purchase price or value of the property. It is based on our estimate of the time it will take to deal with a transaction of that nature. Where the transaction involves additional factors and complexity additional professional charges shall apply and they will be quoted under the heading ‘Other Costs and Legal Fees’.

Our professional charges are subject to payment of VAT. Please note that VAT will be payable at the [prevailing rate](#) (20% as at 10/10/24) as at the invoice date. You will be provided with a VAT Invoice in respect of our charges.

Sales

| Sale Price | Our Fee | VAT |
|--------------------------|---------|---------|
| 0 to £250,000 | £699 | £139.80 |
| £250,001 to £500,000 | £799 | £159.80 |
| £500,001 to £750,000 | £899 | £179.80 |
| £750,001 to £1,000,000 | £999 | £199.80 |
| £1,000,001 to £2,000,000 | £1,200 | £240.00 |
| £2,000,001 to £3,000,000 | £1,500 | £300.00 |
| £3,000,001 and over | £POA | £X |

Purchases

| Purchase Price | Our Fee | VAT |
|--------------------------|---------|---------|
| 0 to £250,000 | £699 | £139.80 |
| £250,001 to £500,000 | £799 | £159.80 |
| £500,001 to £750,000 | £899 | £179.80 |
| £750,001 to £1,000,000 | £999 | £199.80 |
| £1,000,001 to £2,000,000 | £1,200 | £240.00 |
| £2,000,001 to £3,000,000 | £1,500 | £300.00 |
| £3,000,001 and over | £POA | £X |

Other Costs and Legal Fees (Personal to your transaction)

Our fees noted in this section represent our professional charges for carrying out the relevant legal work to complete the transaction based on a wide range of additional factors and complexities which can vary widely from transaction to transaction. These factors/complexities include:- new build property, leasehold property, shared ownership property, property sold/purchased subject to Assured Shorthold tenancies, unregistered land, mortgages, Islamic mortgages, gifted deposits/third-party AML requirements, lifetime ISAs, Help to Buy ISAs, and corporate transactions. This is not exhaustive. We have endeavoured to extract from you all relevant factors prior to providing you with a quotation. Our professional charges are based on our estimate of the time it will take to deal with the factors and complexities in connection with your transaction.

We have listed charges based on the information you have provided in a clear format. Many firms may charge additional legal fees so if you are comparing quotations then do double check for additional costs. We have provided further information on what is and what is not included within our quotation further below.

Sales

| Fee types | Our Fee | VAT |
|---|---------|-------|
| Fee to redeem mortgages/charges/restrictions/notices (each) | £105 | £21 |
| Leasehold fee (not shared ownership) | £250 | £50 |
| Freehold with Management Company | £115 | £23 |
| Sale subject to tenancy and/or leases | £280 | £56 |
| Unregistered Land | £150 | £30 |
| Electronic money transfer fee (each) | £39 | £7.80 |
| Shared Ownership Lease | £325 | £65 |
| Redeeming Help to Buy equity Loan | £150 | £30 |
| Company Search | £150 | £30 |
| Application to remove charge registered at Companies House (each) | £105 | £21 |

Purchases

| Fee types | Our Fee | VAT |
|---|---------|-----|
| Fee to act for lender | £150 | £30 |
| Fee where lender appoints separate representation | £210 | £42 |
| New Build | £325 | £65 |
| Declaration of Trust* | £250 | £50 |
| Purchase subject to tenancy and/or leases | £280 | £56 |
| Leasehold fee | £250 | £50 |
| Freehold with Management Company | £115 | £23 |
| Help to Buy ISA | £50 | £10 |
| Lifetime ISA | £50 | £10 |

Purchases (continued)

| Fee types | Our Fee | VAT |
|--|---------|-------|
| Gifted deposit AML (no mortgage) | £100 | £20 |
| Gifted deposit AML and additional lender requirements | £150 | £30 |
| Unregistered Land | £150 | £30 |
| Shared Ownership Lease | £325 | £65 |
| Second and any additional money transfer fee (each) | £39 | £7.80 |
| Company Search | £150 | £30 |
| Application to register charge at Companies House (each) | £105 | £21 |
| Islamic Mortgage | £500 | £100 |

**A Declaration of trust is not a uniform document and will vary depending on instructions. The cost will vary dependent on your instructions.*

Search fees

If you are purchasing a property with the aid of a Mortgage, the Mortgage Lender will require us to carry out various Searches on the property. These include a Personal Local Authority Search, a Regulated Water Authority Search and in most cases an Environmental Search. We charge a fee (subject to VAT) for procuring and advising on searches. The fee for procuring these searches via a Personal Search Agent and advising thereon is £195 plus VAT. Other Searches may be required on the property depending on its location, for example Chancel Repair Liability or Coal Mining. If you are not requiring a Mortgage, whilst we would always advise that you obtain searches, then you may instruct us that some or all are not needed. Sometimes lenders insist on Official Searches which may cost more than indicated. We will advise you if this happens.

We will provide you with details of the specific Searches carried out and you will only be charged for Searches which are necessary to your transaction.

SDLT Return Fee

If you are purchasing a property then we will be required to submit as your agent a SDLT return. We charge a fee of £75 plus VAT to attend to this work.

Anti-Money Laundering Fees

- PEP and Sanction checks: In order to meet our regulatory requirements in respect of Anti Money Laundering we will undertake ID checks (either manually or electronically). Where we undertake manual ID checks it is still necessary to utilize technology to electronically perform PEP and Sanction checks. There is a fee payable of £12 plus VAT per person. We may not be able to continue to act for you if you these checks reveal an adverse result.
- eIDV: Where it is required or where you have requested that we undertake an electronic identity verification check (and we are able to do so) we will charge a fee of £20 plus VAT per check.
- Source of Funds and Source of Wealth Checks: We may use a third-party FCA registered company called Armalytix to provide you with a next-generation compliance service and reduce the administrative burden on you when it comes to complying with Source of Funds and Source of Wealth mandatory regulations. There is a fee of £20 per client where Source of Funds and/or Source of Wealth checks are relevant to your transaction.

Electronic Transfer Fee

In almost all transactions, it will be necessary for us to transfer monies to another party electronically. This system allows us to transfer cleared funds to another party on a same day basis in most instances via our Bank. We have to spend a qualified solicitor's time making this transaction at a computer terminal and our charge reflects this. A fee of £39 plus VAT will be charged for each electronic transfer and the Fee is subject to VAT at the prevailing rate.

VAT

Our professional charges are subject to payment of VAT. Please note that VAT will be payable at the [prevailing rate](#) (20% as at 10/10/24) as at the invoice date. You will be provided with a VAT Invoice in respect of our charges. The total VAT applicable in respect of all professional charges quoted can be located under the section headed 'Tax and Disbursements'.

Tax and Disbursements

Tax

VAT on Legal Fee

Our professional charges are subject to payment of VAT. Please note that VAT will be payable at the prevailing rate as at the invoice date. You will be provided with a VAT Invoice in respect of our charges.

VAT on Other Costs and Legal Fees

Our professional charges are subject to payment of VAT. Please note that VAT will be payable at the prevailing rate as at the invoice date. You will be provided with a VAT Invoice in respect of our charges.

Note: The First-tier Tribunal has ruled that the conditions for the treatment of searches as disbursements as set out in HMRC's guidance are not met. As such searches also now attract VAT and are no longer treated as disbursements.

Stamp Duty Land Tax

If you are purchasing a property and the purchase price exceeds £250,000.00, you will be liable for payment of Stamp Duty Land Tax to the Inland Revenue (unless exempt/relief applies – see below). Please note our services are not marketed in Wales and therefore our online quote tool will provide the SDLT rates payable in England. To ascertain Stamp Duty Land Tax, please refer to the link below for properties in England: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> or if you are purchasing in Wales: <https://beta.gov.wales/land-transaction-tax-calculator>. The amount of Stamp Duty Land Tax payable is set by the Government. The current rates payable by individuals are:-

| Property or lease premium or transfer value | SDLT rate |
|---|-----------|
| Up to £250,000 | Zero |
| The next £675,000 (the portion from £250,001 to £925,000) | 5% |
| The next £575,000 (the portion from £925,001 to £1.5 million) | 10% |
| The remaining amount (the portion above £1.5 million) | 12% |

You buy a house for £295,000. The SDLT you owe will be calculated as follows:

| | |
|--------------------------|---------------|
| 0% on the first £250,000 | £0 |
| 5% on the final £45,000 | £2,250 |
| Total SDLT | £2,250 |

For transactions with an effective date on or after 1 April 2025 those rates as follows:-

| Property or lease premium or transfer value | SDLT rate |
|---|-----------|
| Up to £125,000 | Zero |
| The next £125,000 (the portion from £125,001 to £250,000) | 2% |
| The next £675,000 (the portion from £250,001 to £925,000) | 5% |
| The next £575,000 (the portion from £925,001 to £1.5 million) | 10% |
| The remaining amount (the portion above £1.5 million) | 12% |

You buy a house for £295,000. The SDLT you owe will be calculated as follows:

| | |
|-----------------------------|---------------|
| 0% on the first £125,000 | £0 |
| 2% of the next £125,000 | £2,500 |
| 5% on the remaining £45,000 | £2,250 |
| Total SDLT | £4,750 |

SDLT Calculator

SDLT Calculator

Click here to use the [SDLT calculator](#) to work out how much tax you'll pay or visit:
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

New leasehold purchases (SDLT on ground rent - this applies only to new or newly converted flats).

Higher rates for additional properties

You will usually have to pay 5% of the purchase price on top of the normal SDLT rates if buying a new residential property means you will own more than one. This 5% surcharge also applies to residential properties purchased by companies.

If you're replacing your main residence, you will not pay the extra 5% SDLT if the property you're buying is replacing your main residence and that has already been sold.

If you have not sold your main residence on the day you complete your new purchase you'll have to pay the additional 5% SDLT (the higher rate). This is because you own 2 properties.

You can apply for a refund if you sell your previous main home within 36 months. A refund must be claimed:-

- within 12 months of the sale of the previous main residence, or
- within 12 months of the filing date of the SDLT return relating to the new residence, whichever comes later.

If you are a Non-UK Resident

An additional Rate is chargeable to buyers of residential property in England who are not resident in the UK. It is a flat 2% of the consideration paid on top of the current rates. For more details of who the surcharge applies to please see HMRC guidance at: www.gov.uk/guidance/rates-of-stamp-duty-land-tax-for-non-uk-residents

SDLT Relief

First Time Buyer

If you, and anyone else you're buying with, are first time buyers of a residential property you can claim relief on purchases:

Where the purchase price is no more than £500,000 will pay:

- 0% on the first £300,000
- 5% on the portion from £300,000 to £500,000.

If the purchase price is more than £500,000 you can't claim the relief and must pay the standard rates on the total purchase price.

Disbursements

Land Registry Official Copies of Registers/Plan

If you are selling a property, your ownership will normally be registered at the Land Registry. It is necessary for us to obtain up-to-date Official Copies of the Registers and the Title Plan to the property to prove your ownership. In the case of Leasehold properties we will need a copy of the Lease.

If you are selling a property and the Land Registry also holds Official Copies of other title Documents, it will be necessary for us to obtain copies of such Documents to supply to the Buyer's Solicitors. Any extra H.M. Land Registry fees will appear as disbursements on your bill.

You will only be charged for Official Copies of Registers, Title Plan and Documents which are relevant to your property and you will only be charged exactly what the Land Registry charge was. There is a charge by Land Registry of £7 per copy.

Pre Completion Searches (Purchases)

In addition, we are required to carry out title Searches at the Land Registry and Searches against previous owners of the property. Your Mortgage Lender (if applicable) will also require us to carry out a Bankruptcy Search against your name(s). These searches are not subject to VAT and are treated as a disbursement on the quotation. Each Official search of the title is charged at £7. Each Bankruptcy Search is charged at £6.

H.M. Land Registry Fee

If you are purchasing a property or re-mortgaging a property, a fee will be payable to the Land Registry to register your ownership of the property or to register your new Mortgage.

The fee is set by H.M. Land Registry and is calculated according to the current Land Registry Fee Scale. If the Fee Scale is changed by the Land Registry prior to completion of your transaction, the fee payable may increase or decrease. You may refer to <https://www.gov.uk/government/publications/registration-services-fees>

You will be charged the relevant H.M. Land Registry Fee according to the Land Registry's Fee Scale in force at the time of completion of your transaction which may be different to that on our quotation.

See table below: –

| Value | Standard Fee | New Build/First Registration fee |
|------------------------|--------------|----------------------------------|
| £0 to £80,000 | £20 | £45 |
| £80,001 to £100,000 | £40 | £95 |
| £100,001 to £200,000 | £100 | £230 |
| £200,001 to £500,000 | £150 | £330 |
| £500,001 to £1,000,000 | £295 | £655 |
| £1,000,001 and over | £500 | £1,105 |

Abortive solicitors fees

The solicitors fees for work done where a matter does not complete will be charged on the time actually spent at the hourly rate of £230 plus VAT.

Examples of services not included within the price

Tax advice

- The Practice is not expected to give tax advice in particular Stamp Duty Land Tax mitigation or reliefs, or advice on possible future changes of use or future building or development for the property to be sold or bought. This is because the Practice 1) has not inspected the Property and 2) does not specialise in the area of tax advice. Should the client require specialist tax advice, the client may request this advice as a separate retainer in writing at extra cost and the Practice will obtain specialist tax advice via a third party professional tax expert. It is important you bring it to our attention if you believe you may be entitled to SDLT relief.
- The transaction will proceed on the basis of a Standard Rate Stamp Duty Land Tax calculation save where the client has disclosed the Property to be an additional dwelling and attracts the Higher Rate or has taken specialist advice which confirms that the property is eligible for relief or falls within an alternative category in which case the client will provide evidence acceptable to the Practice of the same and instruct the Practice to apply for the designated appropriate relief at the Client's risk and expense.

Financial advice

- The Practice is not expected to give financial advice or advice in relation to the suitability of any financial product and The Client confirms that they have or will obtain independent financial advice.

Insurance advice

- The Practice is not expected to give insurance advice. However, the Practice is included on the register maintained by the FCA so that the Practice can carry on insurance mediation activity which is broadly advising on, selling and administration of insurance. This is because we may as part of the conveyancing process select products from a limited number of insurers for title indemnity insurance contracts being routinely used by the legal profession. The policy selected may not necessarily be the cheapest policy and we shall not be required to spend time trying to source the cheapest available policy.

Survey advice

- The Practice does not advise on matters of survey. However, we would strongly recommend you instruct a full survey of the property that you are purchasing (except in the case of a new property which is being built with the benefit of NHBC or similar cover). Please bear in mind that we will not see or inspect the boundaries, so it will be for you and your surveyor to carefully check that the boundaries of the property is as you expect. As the purchaser you should be aware that the principle of "let the buyer beware" applies to the purchasing of property as much as to any other purchase. You should therefore conduct surveys and test services and/or appliances to avoid any issues once

you have exchanged contracts. The Seller will not be liable for matters which would be apparent from survey or inspection. Although our retainer with you does not include reading a survey which you have had undertaken, if you have a survey undertaken which brings specific matters to your attention which you would like us to raise with the Seller's solicitors, please let us know what the matters are and we will advise you as to the best way forward.

Additional solicitors' fees

As explained, if you complete a quote request, we will be able to quote upfront for all anticipated legal work required. Sometimes, unexpected additional legal work is required which could not be foreseen at the outset of a transaction. Here are some examples of unforeseen additional legal work: –

| Description | Rate |
|---|------------------------------------|
| Drafting powers of attorney | £230 plus VAT |
| Drafting statutory declarations / statements of truth | £230 plus VAT |
| Purchasing a split title/additional title | £115 plus VAT per additional title |
| Arranging indemnity insurance | £57.50 plus VAT |
| Negotiation indemnity insurance | £57.50 plus VAT |
| Dealing with post completion retentions in respect of service charges/ maintenance fees | £76.67 plus VAT |
| Third Party Anti Money Laundering and deposit verification checks | £115 plus VAT per donor |
| Placing stop on out of date cheque and generating new payment | £34.50 plus VAT |
| Attending the Post Office to collect undelivered items | £76.67 plus VAT |
| Corresponding with any separate mortgagee solicitor | £230 plus VAT |
| Contract rates-variable but usually not less than | £230 plus VAT per hour |
| Administering third party portal manager requirements where a manager is appointed by your Lender | £57.50 plus VAT |
| Drafting Deed of Covenant | £115 plus VAT |
| Registering / removing restrictions on title | £115 plus VAT |
| Deed of variation of title | £575-£805 plus VAT |
| Undertaking Building Safety Act investigations for relevant leasehold property | £230-£690 plus VAT |

Where we act for you in a sale transaction, we will insert into the contract a clause whereby if either party fails to complete within the contractual time, the party at fault is liable to meet the Conveyancer's costs for dealing with service of the notice to complete at £100 plus vat. Thankfully, late completions are quite rare and the reality is that in the vast majority of cases of those few late completions it is the Buyer at fault as (usually because the money is not received by us within the time frame). This clause is common throughout the profession but under our accreditation we have to specifically ask you to confirm your instructions to this additional clause. The alternative is that where your Buyer is late to complete we would need to ask you to pay for the work involved in service of the notice on the day of completion which would no doubt be extremely inconvenient and quite annoying when it is not your fault!

The Conveyancing Process

It may be useful to have an understanding of the key stages your solicitor will deal with in the course of your transaction:

- Take your instructions and give you initial advice
- Carry out identity and anti money laundering checks
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer
- Send final contract to you for signature
- Draft Transfer
- Take your instructions on joint ownership
- Obtain pre-completion searches
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty Land Tax
- Deal with application for registration at Land Registry

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors.

Recent Rightmove data suggests the average moving time to be 150 days (21 weeks)!! We aim to complete the process between 6-12 weeks.

It can be quicker or slower, depending on the parties in the chain. You can only go as fast as the slowest party in the chain. For example, if you are a first-time buyer, purchasing a property with a mortgage in principle and no chain it could take 6 weeks. However, if you or someone in the chain is buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 4 and 6 months.

Meet the team



James Kew

Partner / Head of Department

Admitted as a solicitor on 1/12/2011

Connie King

Senior Associate (Solicitor)

Admitted as a solicitor on 29/12/2022

Michelle Delieu

Licensed Conveyancer

Qualified in 2021

Fiona Parsons

Partner / Conveyancing Solicitor

Admitted as a solicitor on 05/01/2004

William Brown

Senior Associate (Solicitor)

Admitted as a solicitor on 02/09/2022

Mandy Mapes

Conveyancer

Over 20 years of experience. Not qualified

Laura Smith

Partner / Conveyancing Solicitor

Admitted as a solicitor on 17/09/2007

Thomas Grove

Conveyancing Solicitor

Admitted as a solicitor on 03/11/2023

Maddi Luck

Licensed Conveyancer

Qualified on 03/03/2025

Stephanie Rogers

Partner / Conveyancing Solicitor

Admitted as a solicitor on 15/10/2019

Harriet Hovell

Conveyancing Solicitor

Admitted as a solicitor on 21/06/2024

Ryan Pound

Senior Associate (Solicitor)

Admitted as a solicitor on 05/12/2022

Yasmin Zubair

Conveyancing Solicitor

Admitted as a solicitor on 01/10/2024