



Residential Property Fees Guide

An explanation of the cost of the fees, searches and additional expenses in residential property sales and purchases

In addition to the cost of our legal advice and support for your conveyancing transaction, there will be a number of additional costs which have to be paid at the same time, and which your solicitor is obliged to collect.

This guide explains these additional expenses and gives an approximate indication of costs – or details of where the costs come from.

Your conveyancer usually has to pay these costs on your behalf, so will ask you for money on account in advance or for reimbursement in your final bill.

Our fees and charges

Our fees cover the work normally required to complete the purchase of your new home, including dealing with registration at the Land Registry and the payment of any Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Our fee quotation assumes that no unusual or unforeseen matters arise during the transaction. Examples of such circumstances include, but are not limited to:

- international property;
- unusual funding, such as Islamic or 'the bank of Mum and Dad';
- purchase via an auction, part-exchange, help-to-buy, buy-to-let, or shared ownership;
- a defect in title which requires a remedy prior to completion;
- missing documents;
- problems with building regulations or planning permission; and
- preparation of additional documents ancillary to the main transaction.

Our quotation also assumes the following:

- if leasehold, this is the assignment of an existing lease and is not the grant of a new lease;
- the transaction is concluded in a timely manner, all parties to the transaction are cooperative
- and there is no unreasonable delay from third parties providing documentation; and
- no indemnity policies are required.





Common searches

Searches have to be paid for in many types of property transactions including buying, selling, remortgaging or transferring ownership of a property. Your conveyancer will explain which ones are needed in your case and will set out the costs in your quotation at the outset.

The most common searches are as follows, with indicative costs:

- **Bankruptcy searches** - This checks whether any of the buyers or sellers are currently bankrupt, are an undischarged bankrupt or are about to be made bankrupt by virtue of any pending court actions. £2 - £5 per person.
- **Environmental search** - This asks the Local Authority to investigate and report on whether the property could be in an area affected by flooding, subsidence or historic industrial contamination. £40 - £60.
- **Drainage search** - This asks the relevant water authority to confirm whether the property is connected to the mains sewer, and to identify the location of the fresh and foul water supply. £40 - £60.
- **Local searches** - Your conveyancer will use their local knowledge to confirm which local searches you will need. A standard local authority search will reveal whether any legal restrictions or obligations affect the property. These include tree preservation orders, smoke control orders, as well as the property's planning and building enforcement history. It will also reveal whether the property is in the vicinity of any planned major infrastructure projects such as HS2 and Crossrail. £40 - £250.
- **Mining search** - This is to find out if the property is built on or near land that was affected by mining and can include a search for mine shafts and subsidence. £40 - £60
- **Chancel liability search** - This checks if there is any historic obligation to contribute to the repair of the local church. If so, your solicitor may suggest insurance to cover any risk revealed by the search. £40 - £60.





Other costs (disbursements)

- **Land Registry title and plan**

This checks that the property matches the details held at the Land Registry and confirms the identity of the legal owner, and their entitlement to sell it £6 - £10.

- **ID checks**

These checks verify the identification of each person who is a buyer or seller in the transaction and are required under the Anti Money Laundering Regulations £5 - £15 per person.

- **Leasehold fees**

If the property is leasehold, the freeholder may charge fees to release the seller and transfer to the new owner. There may also be extra fees from your mortgage provider and the management company of the property. The cost is dependent on the terms of the lease.

- **Telegraphic transfer fee**

This is the fee charged by your bank to transfer the money electronically to allow you to buy the property or remortgage. £20 - £50.

- **Land registration fee**

£20 - £910. This is to register the new owners and mortgage details for the property with the Land Registry. The cost depends on the price of the property. For more information visit the [Land Registry's guidance page](#).

Stamp Duty Land Tax

This is tax charged by the government on completion of the purchase of a property. You can check how much you may need to pay using either:

- If the property is in England, the [HMRC Stamp duty calculator](#); or
- If the property is in Wales, the [Welsh Revenue Authority's website](#).

However, the rules around stamp duty are complex, particularly if you own any other properties. Your conveyancer will calculate the correct amount that you will need to pay and detail it in your quotation.

Referral fee

If you have been referred to us by an estate agent or similar, a referral fee may be payable by us which we deduct from our profits. There is no impact on the cost we quote to you. If a referral fee is payable, we provide the details when we are instructed by you.





Non-standard cost estimates

We can provide you with an estimate of our costs, based on the information you provide to us about your sale/purchase. However, please be aware that, in some cases, our costs may increase if we are required to undertake unforeseen or additional work. If so, we will provide you with an amended estimate as soon as possible for you to approve before we undertake that extra work. There may also be additional fees payable for non-standard transactions.

The following additional fees may become payable on non-standard sales:

- Target loan (from £150 plus VAT)
- Freehold management enquiries (from £150 plus VAT)
- Unregistered property (from £150 plus VAT)
- Septic tank enquiries (£100 plus VAT)
- Solar panel enquiries (£100 plus VAT)
- Preparation of an auction pack (from £150 plus VAT)
- Attendance at auction (from £200 plus VAT)
- Statutory declaration or statement of truth fee (from £50 plus VAT)
- Acting for lender fee (£45 plus VAT)
- Removal of trust restrictions (from £50 plus VAT)

The following additional fees may become payable on non-standard purchases:

- Target loan (from £150 plus VAT)
- Freehold management enquiries (from £150 plus VAT)
- Unregistered property (from £150 plus VAT)
- Help to Buy loan (from £250 plus VAT)
- LISA/Help to Buy ISA (£50 plus VAT)
- New build fee (from £250 plus VAT)
- Barclays Springboard Mortgage (from £100 plus VAT)
- Septic tank enquiries (£100 plus VAT)
- Solar panel enquiries (£100 plus VAT)
- Armed Forces HTB Loan (£200 plus VAT)
- Acting for lender fee (£45 plus VAT)
- Gifted deposit fee (£50 plus VAT)
- Statutory declaration or statement of truth fee (from £50 plus VAT)
- Declaration of trust (from £200 plus VAT)
- Company winding up search (£5.25 plus VAT)





Example costs for sale and purchase

Below is an example of the fees for a sale at £105,000 and a purchase at £205,000. Please note: this is only an example of our costs when buying and selling a property.

Please note: this is only an example of our costs when buying and selling a property. You can put your own information into our [Conveyancing Quote Calculator](#) for an estimate of fees.

Sale of TBC for £105,000.00			
Legal Fees:		Expenses	
Our fee	£550.00	Land Registry Office Copies	£14.40
Bank Admin Fee	£35.00	VAT	
ID Checks fee	£5.00	Total	£14.40
Acting for lender fee	£45.00		
VAT	£127.00		
Total legal fees	£762		
		Total Fee (Inc. VAT)	£776.40

Purchase of TBC for £205,000.00			
Legal Fees:		Disbursements:	
Our fee	£625.00	Land Registry Fee	£150.00
Bank Admin Fee	£35.00	Search Pack	£268.70
Report on Title	£35.00	Bankruptcy Search	£2.40
Acting for lender fee	£45.00	Land Registry Search Fee	£3.60
VAT	£148.00	Chancel Indemnity Policy	£15.33
Total	£888.00	VAT	
		Total	£440.03
		Total Fee (Inc. VAT)	£1,328.03

