



Conveyancing Fees

Sales

Our initial legal fees for a house with a sale price of...

		VAT @ 20%	Total
Up to £150,000	£755.00	£151.00	£906.00
£150,000 to £200,000	£805.00	£161.00	£966.00
£200,001 to £300,000	£905.00	£181.00	£1086.00
£300,001 to £400,000	£1005.00	£201.00	£1206.00
£400,001 to £500,000	£1300.00	£260.00	£1560.00
£500,001 to £600,000	£1595.00	£319.00	£1914.00
£600,001 to £700,000	£2095.00	£419.00	£2514.00
£700,001 to £800,000	£2595.00	£519.00	£3114.00

£800,001 upwards – please contact us for a personalised quote

Our legal fees for a flat or maisonette with a sale price of...

		VAT @ 20%	Total
Up to £500,000	£1500.00	£300.00	£1800.00

£500,001 upwards - please contact us for a personalised quote

		VAT @ 20%	Total
Additional legal fees (always applicable)			
Electronic Identification checks (for each client)	£25.00	£5.00	£30.00
Bank transfer of funds (per transfer made)	£40.00	£8.00	£48.00

Additional legal fees (where applicable)

Indemnity policy administration fee	£40.00	£8.00	£48.00
Unregistered title	£125.00	£25.00	£150.00
Where there is a Management Company/Service charge involvement	£150.00	£30.00	£180.00

Disbursements

Land Registry: Copy of title documents	£7.00 each document
Freeholder/Management company fees	£varies

Purchases

Our legal fees for a house with a purchase price of...

		VAT @ 20%	Total
Up to £150,000	£805.00	£161.00	£966.00
£150,000 to £200,000	£855.00	£171.00	£1026.00
£200,001 to £300,000	£955.00	£191.00	£1146.00
£300,001 to £400,000	£1055.00	£211.00	£1266.00
£400,001 to £500,000	£1155.00	£231.00	£1386.00
£500,001 to £600,000	£1645.00	£329.00	£1974.00
£600,001 to £700,000	£2145.00	£429.00	£2574.00
£700,001 to £800,000	£2645.00	£529.00	£3174.00

£800,001 upwards – please contact us for a personalised quote

		VAT @ 20%	Total
Additional legal fees (always applicable)			
Electronic Identification checks (for each client and whoever is contributing financially towards the purchase)	£25.00	£5.00	£30.00
Bank transfer of funds (per transfer made)	£40.00	£8.00	£48.00

Additional legal fees (where applicable)

Indemnity policy administration fee	£40.00	£8.00	£48.00
Funding from a Help to Buy ISA/LISA (per ISA/LISA)	£50.00	£10.00	£60.00
Lender using the online portal	£60.00	£12.00	£72.00
Third party source of funds check	£60.00	£12.00	£72.00
Unregistered title	£125.00	£25.00	£150.00
Where there is a Management Company/Service charge involvement	£150.00	£30.00	£180.00

Disbursements

Searches: Local Authority, drainage and water, coal mining and environmental	£300.00 approx for the Sheffield area (outside Sheffield the price will change)
Land Registry: Registration fee	https://fee-calculator.landregistry.gov.uk/
Stamp Duty Land Tax	https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro
Land Registry: Bankruptcy search per person	£6.00
Land Registry: Final search per title number	£7.00
Freeholder/Management company fee Notice fee	£Varies

Other property transactions

		VAT @ 20%	Total
Purchase of Freehold title	£550.00	£110.00	£660.00
(Plus bank transfer fee, electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee, Land Registry final search)			
Equity release	£1200.00	£240.00	£1440.00
(Plus bank transfer fee, electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee, Land Registry final and bankruptcy searches)			
Transfer of Equity with no mortgage	£475.00	£95.00	£570.00
(Plus bank transfer fee, electronic ID checks, Land Registry copy of documents fee, Land			

Registry Registration fee, Land Registry final and bankruptcy searches, Stamp Duty Land Tax and Freehold notice fees (if applicable)			
Transfer of Equity with an existing mortgage	£600.00	£120.00	£720.00
(Plus bank transfer fee, electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee, Land Registry final and bankruptcy searches, Stamp Duty Land Tax and Freehold notice fees (if applicable))			
Transfer of Equity with a remortgage	£800.00	£160.00	£960.00
(Plus searches, bank transfer fee, electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee, Land Registry final and bankruptcy searches, Stamp Duty Land Tax and Freehold notice fees (if applicable))			
Assent of registered title	£425.00	£85.00	£510.00
(Plus electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee and Freehold notice fees (if applicable))			
Assent of unregistered title	£550.00	£110.00	£660.00
(Plus electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee and notice fees (if applicable))			
Remortgage	£500.00	£100.00	£600.00
(Plus searches, bank transfer fee, electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee, Land Registry final and bankruptcy searches, Stamp Duty Land Tax and Freehold notice fees (if applicable))			
Voluntary Registration	£350.00	£70.00	£420.00
(Plus electronic ID checks, Land Registry copy of documents fee, Land Registry Registration fee)			

* Our fee assumes that:

- a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to

completion or the preparation of additional documents ancillary to the main transaction

- b. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation