

Conveyancing Fees

Sale and Purchase Fees

Protecting you legally when purchasing or selling a property is a serious business that requires genuine attention to detail. As we work to protect your legal position, we will also be engaging with other parties including the Land Registry, estate agents, mortgage advisors, and other solicitors.

We will also complete key services including the completion of searches, reviewing the mortgage documents, handling the sellers enquiries and advising on your contract documents. We leave no stone unturned because we have seen any and all eventually in dealing with Gloucestershire properties.

In order to provide this expert advice we do charge a fee illustrated below:

Sale and Purchase Initial Fee List – VAT charged at current rate of 20%

Up to £200,000.00	£895.00 plus VAT (at 20%)
£200,001.00 – £250,000.00	£945.00 plus VAT (at 20%)
£250,001.00 – £300,000.00	£1,095.00 plus VAT (at 20%)
£300,001.00 – £400,000.00	£1,195.00 plus VAT (at 20%)
£400,001.00 – £500,000.00	£1,295.00 plus VAT (at 20%)
£500,001.00 – £600,000.00	£1,395.00 plus VAT (at 20%)
£600,001.00 – £700,000.00	£1,495.00 plus VAT (at 20%)
Over £700,000	*Price available on request

A fee will also be charged for the following:

Disbursements are third party fees that are charged directly to you (we do not receive any of these funds).

Disbursements Sale

Office Copy Entries & Filed Plan	£16 (no VAT)
Web Tracking	£26.40 (no VAT)

Disbursement Purchase

Local Search	£156 (no VAT)
Drainage Report	£80 (no VAT)
Web Tracking	£26.40 (no VAT)
K16/Bankruptcy	£2 per name (no VAT)
OS1	£3 per title (no VAT)
Land Registration Fee	£135 Dependant on price (no VAT)

Remortgage Fees

Our re-mortgage fees are listed as follows:

Remortgage Legal Fee	£500.00 plus VAT (at 20%)
Transfer of Equity (coupled with remortgage)	£150.00 plus VAT (at 20%)
Transfer of Equity Legal Fee (stand-alone)	£425.00 plus VAT (at 20%)
Mortgage Discharge Fee	£125.00 plus VAT (at 20%)

Additional Conveyancing Fees

The following section highlights all the potential additional fees that may be incurred in the course of a transaction. This list can be intimidating to the first time buyer so please seek clarification, but as local people we want to upfront and transparent on the potential fees that could be incurred. Every property is different and some require more work than others and by breaking down our fees we think this is the fairest way to balance our expert advice and your hard earned money.

Additional Conveyancing Fees Tariff

Breaking the chain administration fee	£250.00 plus VAT (at 20%)
Mortgage administration fee	£250.00 plus VAT (at 20%)
Dealing with Third Parties/Other Solicitors administration fee	Up to £350.00 plus VAT (at 20%)
Help to Buy ISA administration Fee (per ISA)	£50.00 plus VAT (at 20%)
Help to Buy Scheme administration fee	£250.00 plus VAT (at 20%)
Gifted Deposit administration fee (per Gift)	£250.00 plus VAT (at 20%)
Deed of Trust fee (basic)	£125.00 plus VAT (at 20%)
Deed of Covenant fee	£80.00 plus VAT (at 20%)
Deed of Variation fee	Up to £600.00 plus VAT (at 20%)
Severance of Tenancy fee	£125.00 plus VAT (at 20%)
Indemnity Policy administration fee	£25.00 plus VAT (at 20%)
Lease Extension fee	Up to £600.00 plus VAT (at 20%)
Search administration fee	£29.17 plus VAT (at 20%)
Shared Ownership administration fee	£250.00 plus VAT (at 20%)
Statutory Declaration/Statement of Truth fee	£125.00 plus VAT (at 20%)
Unpaid Postage administration Fee	£10.00 plus VAT (at 20%)
Copy of file and/or documents administration fee	Up to £150.00 plus VAT (at 20%)
File retrieval administration fee	£25.00 plus VAT (at 20%)
Broker administration fee	£25.00 plus VAT (at 20%)
Leasehold administration fee	Up to £500.00 plus VAT (at 20%)
Unregistered Property fee	Up to £500.00 plus VAT (at 20%)
Land Registry EDRS administration fee	£50.00 plus VAT (at 20%)
Lawyer Checker Fee	£10.00 plus VAT (at 20%)
Lifetime ISA fee	£50 plus VAT (at 20%)
LMS Lender Portal Fee	£25.00 plus VAT (at 20%)
New Build fee	£350 plus VAT (at 20%)
Voluntary First Registration fee	Up to £500 plus VAT (at 20%)
Electronic Money Transfer Fee	£35.00 plus VAT (at 20%)
SDLT Form	£125.00 plus VAT (at 20%)

