

Residential Conveyancing Prices

When it comes to Residential Property there is no property transaction which is exactly the same as another and our fees will reflect the particular requirements of your sale, purchase or both.

For a typical conveyancing transaction our fees range from around:

£795 (plus VAT if applicable) for a simple transaction to around

£2,500 (plus VAT if applicable) for a high value property with a complex title.

These are figures which indicate simplest to complex, however as is invariably the case some transactions may have special circumstances and nuances.

This is the reason we tailor your quote to your transaction at the very start of your transaction which will take in to account the actual features of your particular transaction. In addition we advise you immediately about any possible further charges due to complications or circumstances.

Further Breakdown for our London Clients.

Freehold Purchase: Our fees for a purchase of a property in Chelsea or Kensington , for a purchase price of £2M, with the work undertaken by a Solicitor with further supervision from our Directors would likely to be within the range of £4000 to £7500.

Off Plan Leasehold Purchase: Our fees for a new residential development in London with a purchase price of £1M would be likely to be within the range of £3000 to £4500.

Disbursements

Disbursements are costs that are payable to third parties, such as Land Registry fees. We will handle the payment of the disbursements on your behalf and they will be payable in addition to our costs. The figures stated below assume that a standard local authority search, highways and environmental and planning search are made on your behalf.

Search fees – can vary depending on what our initial search reveals which costs £101.90 approximately can be up to £550.00 (plus VAT if applicable) this figure may increase depending on the size and location of the property to be purchased and the complexity of the information appropriate for the transaction.

Land Registry fees vary and would be £455.00 if the purchase price was above £1M and the registration is carried out online.

Bank Charges- We will charge a money transfer fee o £35.00 and VAT may be charged on this at 20%.

Stamp Duty Land Tax (SDLT)is payable by you on completion and the amount will given to you at the start of the transaction; this will of course depend on the purchase price of your property as well as personal factors including if the purchase is in a company or you are not a first time buyer.

Please use the following link to ascertain your SDLT amount:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>