

# Our pricing



We do not charge additional fees for preparing and submitting SDLT returns or acting for lenders, nor do we pass on any onboarding costs, bank charges, UK bankruptcy search fees or priority search fees.

## Purchase

### Legal fees

	Up to £500k	£500k to £1m	£1m to £1.5m	Over £1.5m
Freehold	£1,495+ VAT	£1,895+ VAT	£2,310+ VAT	£2,750+ VAT
Leasehold	£1,895+ VAT	£2,295+ VAT	£2,710+ VAT	£3,150+ VAT

### Land registry fees

Fees based off property purchase price.

	Standard purchase	Non-standard purchase New leases, transfer of part, first registration
Up to £80k	£20	£45
Up to £100k	£40	£95
Up to £200k	£100	£230
Up to £500k	£150	£330
Up to £1m	£295	£655
Over £1m	£500	£1,105

### Property searches

Local, environmental and drainage checks.

£168.60+ VAT

### Stamp duty (SDLT)

The tax you pay to purchase a property.  
Your SDLT depends on your personal circumstances, the property value and type.

Calculate your SDLT

### Chancel indemnity insurance

Covers you if you have a legal obligation to maintain the local church. Yup, you read that right!

£12

## Sale

### Property sale

	Up to £500k	£500k to £1m	£1m to £1.5m	Over £1.5m
Freehold	£1,295+ VAT	£1,640+ VAT	£2,000+ VAT	£2,375+ VAT
Leasehold	£1,645+ VAT	£1,990+ VAT	£2,350+ VAT	£2,725+ VAT

## Remortgage / Transfer of equity

Where lenders accept no search indemnity insurance on a remortgage, this will likely cost between £20-£50 depending on property value.

### Remortgage

	All properties
Freehold	£500+ VAT
Leasehold	£600+ VAT

### Transfer of equity

	All properties
Freehold	£550+ VAT
Leasehold	£650+ VAT

### Land registry fees

fees based off mortgage or transfer amount.

Up to £100k	£20
Up to £200k	£30
Up to £500k	£45
Up to £1m	£65
Over £1m	£140

### Stamp duty (SDLT)

Stamp duty land tax (SDLT) depends on your personal circumstances and the mortgage value.

Calculate your SDLT

## Other legal services

### Other legal services

You might incur these additional costs depending on the specifics of your transaction.

New Build properties	£500+ VAT	Declaration of Trust	£350+ VAT
Auction purchases/sales	£1,000+ VAT	Unregistered land/first registration	£350+ VAT
Voluntary lease extension changing term and ground rent <small>Any additional lease variations are £150+ VAT per variation.</small>	£500+ VAT	Deed of variation	£350+ VAT
Staircasing/Shared ownership lease	£500+ VAT	Licence to assign/alter	£350+ VAT
		Acquiring or taking a share in the freehold	£350+ VAT
		Building Safety Act impacted matters	£500+ VAT