

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	£600 + VAT
Leasehold	£700 + VAT

Transfer of equity

	All properties
Freehold	£600 + VAT
Leasehold	£700 + 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	A document that sets out who owns what share of a property.	
Voluntary lease extension changing term and ground rent	£500 + VAT	Deed of Variation	£350 + VAT
Any additional lease variations are £150+ VAT per variation.		Changes the terms of a lease or contract.	
Staircasing/Shared ownership lease	£500 + VAT	Licence to assign/alter	£350 + VAT
Building Safety Act impacted matters	£500 + VAT	Permission to change or transfer a lease.	
		Acquiring or taking a share in the freehold	£350 + VAT
		Buying part of the freehold with others.	
		Transfer of part	£350 + VAT
		When you're not buying the entire land on the registered title.	
		Unregistered land/first registration	£350 + VAT