

CONVEYANCING FEES

all costs are plus VAT

SALES AND PURCHASES

£0	£300,000	£1,150
£300,001	£500,000	£1,300
£500,001	£750,000	£1,500
£750,001	£1,000,000	£1,800
£1,000,001	£1,500,000	£2,000
£1,500,000	£2,000,000	£2,500

add £175.00 for acting for each lender (mortgage / charge)

add £250.00 for leasehold properties

Other fees may apply - check Additional Legal Fee List

Auction Properties

Review Auction Pack	£0 - £500,000	£750
	£500,000+	£950
post-exchange	discretionary depending on price	
Prepare Auction Pack	85% of fee for guide price above	
post-exchange	balance of fee on completion	

Land Registry

Office Copy - Register (OC1)	£7
Office Copy - Filed Plan (OC1)	£7
Official Copy - Document (OC2)	£7
Land Charges - OS1	£7
Land Charges - Bankruptcy	£6
SIM	£7

Registration Fees

no VAT payable

SCALE 1	EDRS	Post Fee
£0-£80,000	£20	£45
£80,001-£100,000	£40	£95
£100,001-£200,000	£100	£230
£200,001-£500,000	£150	£330
£500,001-£1,000,000	£295	£655
£1,000,001 upwards	£500	£1,105

REMORTGAGES

£0	£200,000	£600
£200,001	£500,000	£750
£500,001	£1,000,000	£1,000
£1,000,000		£1,250

WARNING: NOT FLAT RATE

SDLT - Residential Property

	Standard 2nd Home/BTL	
£0,000 - £125,000	0%	5%
£125,000 - £250,000	2%	7%
£250,001 - £925,000	5%	10%
£925,001 - £1,500,000	10%	15%
£1,500,001 +	12%	17%

There is an additional 2% surcharge if you live overseas for more than 183 days per year

If you are a Corporate body you will pay the higher rate up to £500,000 and 17% over £500,000. If the company is controlled by a non-UK resident there is an additional 2% surcharge

SDLT - FTB (you must reside in the property)

£0,00 - £300,000	0%
£300,000 - £500,000	5%

If you are buying for over £500,000 you will not qualify for any part of the relief

SCALE 2	EDRS	Post Fee
£0-£100,000	£20	£45
£100,001-£200,000	£30	£70
£200,001-£500,000	£45	£100
£500,001-£1,000,000	£145	£145
£1,000,001 upwards	£305	£305

Voluntary First Registrations 25% discount