

Buying, Selling or Remortgaging your Property is generally regarded as one of the top 10 most stressful times of your life. Jasper Vincent Solicitors are a long-established local Hampshire firm who specialise in offering a high quality personal service to assist in reducing that stress. We have 3 offices (Southampton, Segensworth and Waterside) and over 25 staff, we are flexible and can easily adapt to the needs of our clients. Jasper Vincent Solicitors were one of the nominee firms for Hampshire Incorporated Law Society Small Firm of the Year in 2021 and are accredited to the Law Society's Conveyancing Quality Scheme. We pride ourselves on our client care and communication with all parties involved in the process.

Our Conveyancing team is made up of Solicitors, Legal Executives and Paralegals. Although the hourly rate costs for each of these vary, as conveyancing is a fixed fee area of law the qualification of the person undertaking your work does not affect the amount that you will be charged. There is no premium for a Solicitor and no reduction for a Paralegal. For more information on our staff please see our Residential Property page on this website.

Costs are usually the single largest area of concern for those looking to utilise the conveyancing process. The complexity of property transactions can often be misunderstood and additional legal fees can be generated at an alarming rate. We have therefore tried to simplify the process and set out below the typical costs which would be expected.

Please remember that all transactions are unique and for that reason we will always be pleased to offer you a bespoke quotation for your specific circumstances. Please email southampton@jaspervincent.com and indicate which office you would like to deal with your matter.

We have also included a non-exhaustive list of common additional work which can be required during a matter and which would alter the basic costs quoted.

TIMESCALE

The timeframe of a conveyancing process is a source of great stress and anxiety. There is really no such thing as a 'standard' transaction as each matter has its own intricacies, however as a guide a typical freehold transaction with a mortgage takes between 12 – 14 weeks from offer through to exchange and then a further 1 – 4 weeks for completion. Leasehold transactions generally take at least a further 4 – 6 weeks due to third parties' involvement such as Management Companies and Landlords.

This timescale is a guide only as all matters vary depending on the complexity of the case, the length of the chain and everyone's ability to proceed e.g. mortgages, Help To Buy ISA's, holidays etc. Please see our Conveyancing Flowchart for a breakdown of the basic steps involved in a standard transaction.

GENERAL INFORMATION ON FEES

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

REMORTGAGES

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

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

SCALE 1	EDRS	no VAT payable Post Fee
£0-£80,000	£20	£45
£80,001-£100,000	£40	£70
£100,001-£200,000	£100	£140
£200,001-£500,000	£150	£210
£500,001-£1,000,000	£295	£410
£1,000,001 upwards	£500	£655

WARNING: NOT FLAT RATE

SDLT - Residential Property

	Standard Rate (%)	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

If you are purchasing or selling a leasehold property there may be other significant fees which are charged by the Landlord or Management Company and these vary widely. These are not taken in to account in any of the information above.

If you have been referred to Jasper Vincent Solicitors through a referral company or broker you may find that the costs you are quoted are different to those shown on this site, this is due to the fact that some of the referral agencies have their own costs schedule which is set by them and NOT by Jasper Vincent Solicitors.