

In respect of typical charges and in accordance with the Solicitors Regulation Authority Price Transparency Rules, our fees and expenses are set out below for typical residential transactions, but we would be open to discussion on matters once we have a better idea of requirements and the level of bespoke aspects needed:

Lamb Brooks

Conveyancing Fees

In a competitive market, you want to be sure you are getting the best value for money alongside strategic legal advice for your property transaction.

We pride ourselves on being transparent and thorough with our fees. Our estimates will detail anticipated areas of work and associated costs for a straightforward transaction.

We trust that this gives you reassurance in instructing us and we look forward to working together in all of your property needs. To provide you with an indication of costs and expenses, please see below:

Freehold Purchase

Scope of work: The precise stages and timescales involved in your purchase will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, complying with Government Anti-Money Laundering requirements including source of funds checks and identification requirements, checking finances are in hand to fund the purchase, receiving and advising on contract and title documents, carrying out searches, obtaining further documentation if required, making enquiries of the seller's solicitors, advising on documents and information received, going through conditions of mortgage offer, advising on ownership and obtaining instructions, complying with mortgage instructions, sending final contracts out, drafting required transfer document, exchanging contracts with agreed completion date, obtaining pre-completion search results, arranging monies to be in place from both yourself and/or your high street lender, arranging completion monies to be transferred, completing the purchase, dealing with the payment of Stamp Duty Land Tax/Land Transaction Tax and dealing with registration application to HM Land Registry.

Timescale: The general timescale for a straightforward freehold registered property purchase from receipt of a full draft Contract Pack to exchange/completion is between 10-14 weeks. This general timescale is likely to be longer when the property market is highly congested.

Fees: Legal Fees based on the purchase of one whole registered Title by one individual with funding from one High Street Lender from start to Completion, including dealing with registration at HM Land Registry and the payment of Stamp Duty Land Tax if the property is in England or Land Transaction Tax if the property is in Wales, and submission of the relevant documentation, whether or not any payment is actually due.

FREEHOLD PURCHASE ESTIMATE

*you will need to add any Stamp Duty Land Tax / Land Transaction Tax payable to this estimate – links to the government calculators are below this table

PURCHASE PRICE	LAMB BROOKS FEES				EXPENSES			TOTAL ESTIMATE* (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	*Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is a whole registered title)	Miscellaneous expenses	
£0-£200,000	£1,725 plus VAT	£150 plus VAT (assuming one electronic: ID check; source of funds check; and money transfer)	£375	£2,250	£464.33 (inclusive of VAT)	£100 (or less if purchase price below £100,001)	£15.60 (inclusive of VAT)	£2,829.93
£200,001-£300,000	£1,825 plus VAT	The sum of £150 is made up as follows:- <ul style="list-style-type: none"> • Arranging electronic ID verification check = £30 plus VAT per individual • Arranging electronic source of funds check = £50* plus VAT • Arranging electronic money transfer = £40 plus VAT per transfer • File/document storage fee = £30 plus VAT 	£395	£2,370	The estimate of £464.33 is made up as follows: <ul style="list-style-type: none"> • *Current Basingstoke & Deane fees of £246.70 (inclusive of VAT) given as example • **Environmental, Chancel, drainage and water fees – estimate of £217.63 (including VAT) 	£150	<ul style="list-style-type: none"> • HM Land Registry search fee (£7 plus VAT), • Bankruptcy search fee (£6 plus VAT) 	£2,999.93
£300,001-£400,000	£1,925 plus VAT		£415	£2,490		£150		£3,119.93
£400,001-£500,000	£2,025 plus VAT		£435	£2,610		£150		£3,239.93
£500,001 +	0.35% of the purchase price Eg. £2,975 plus VAT if property purchased at £750,000		£625 Based on purchase price of £750,000	£3,750		£295 up to £1m purchase price OR £500 if purchase price is £1,000,001+		£4,524.93 (if purchase price of £750,000)

*Stamp Duty Land Tax / Land Transaction Tax

In addition to the above, Stamp Duty Land Tax (if the property is located in England) or Land Tax (if the property is located in Wales) will depend on the purchase price of the property as well as your individual circumstances. You can calculate the amount you will need to pay by using HMRC's website or the Welsh Revenue Authority website, as applicable:

England
Wales

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

Additional fee – if purchasing with a mortgage and via an applicable lender

There is an additional fee of £75 plus VAT in relation to us arranging compliance and securely corresponding with your lender via the LMS portal if your lender is part of that arrangement

*Local Search Fee:

- This is dependent upon where the property being purchased is located as each Local Authority has its own charge. You should be able to ascertain the Local Authority's cost by visiting its website. These can range from £100 to £500, dependent upon the Local Authority. Please note that when we invoice you, VAT is charged on the local land charges register searches' element which local authorities do not generally add VAT to. With Basingstoke & Deane for example, as at January 2026, a local authority search we arrange on your behalf will cost £246.70 (inclusive of VAT)

**Environmental, Chancel, Water & Drainage Search fees:

- £217.63 inc VAT* estimated as dependent upon search provider's charges at the time.

*Source of Funds Check:

- We may charge up to £350 with more complex cases, e.g. giftors, monies from abroad, numerous bank accounts etc.

VAT is charged at the current standard rate of 20%

Leasehold Purchase

Scope of work: The precise stages and timescales involved in your purchase will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, complying with Government Anti-Money Laundering requirements including source of funds checks and identification requirements, checking finances are in hand to fund the purchase, receiving and advising on contract and lease and title documents, carrying out searches, obtaining further documentation, if required making enquiries of the seller's solicitors, advising on documents and information received, going through conditions of mortgage offer, advising on ownership and obtaining instructions, complying with mortgage instructions, sending final contracts out, drafting required transfer document, exchanging contracts with agreed completion date, obtaining pre-completion search results, arranging monies to be in place from both yourself and/or your high street lender, arranging completion monies to be transferred, completing the purchase, dealing with the payment of Stamp Duty Land Tax/Land Transaction Tax and dealing with registration application to HM Land Registry.

Timescale: The general timescale for a straightforward leasehold registered property purchase from receipt of a full draft Contract Pack including all Landlord/Managing Agent/Management Company information/documents to exchange/completion is between 12-16 weeks. This general timescale is likely to be longer when the property market is highly congested.

Please note that, in addition, if you are buying a leasehold property that requires an extension of the term of years in the lease or a variation to the terms etc, then the timescale will be significantly longer and additional costs would apply. Also, if the property is affected by the Building Safety Act 2022, further costs would apply.

Fees: Legal Fees based on the purchase of one whole registered Title by one individual with funding from one High Street Lender from start to Completion including dealing with registration at HM Land Registry and the payment of Stamp Duty Land Tax if the property is in England or Land Transaction Tax if the property is in Wales, and submission of the relevant documentation, whether or not any payment is actually due.

LEASEHOLD PURCHASE ESTIMATE

*you will need to add any Stamp Duty Land Tax / Land Transaction Tax payable to this estimate – links to the government calculators are below this table

PURCHASE PRICE	LAMB BROOKS FEES				EXPENSES				TOTAL ESTIMATE* (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is a whole registered title)	Miscellaneous expenses	***Leasehold expenses – please see further information below this table	
£0-£200,000	£2,145 plus VAT	£150 plus VAT <i>(assuming one electronic: ID check; source of funds check; and money transfer)</i>	£459	£2,754	£464.33 (inclusive of VAT)	£100 (or less if purchase price below £100,001)	£15.60 (inclusive of VAT)	£600 (inclusive of VAT)	£3,933.93
£200,001-£300,000	£2,245 plus VAT	The sum of £150 is made up as follows:- <ul style="list-style-type: none"> • Arranging electronic ID verification check = <u>£30 plus VAT per individual</u> • Arranging electronic source of funds check = <u>£50* plus VAT</u> • Arranging electronic money transfer = <u>£40 plus VAT per transfer</u> • File/document storage fee = <u>£30 plus VAT</u> 	£479	£2,874	The estimate of £464.33 is made up as follows: <ul style="list-style-type: none"> • *Current Basingstoke & Deane fees of <u>£246.70</u> (inclusive of VAT) given as example • **Environmental, Chancel, drainage and water fees – estimate of <u>£217.63</u> (including VAT) 	£150	<ul style="list-style-type: none"> • HM Land Registry search fee (£7 plus VAT), • Bankruptcy search fee (£6 plus VAT) 	This is made up as follows: Landlord/ Managing Agent / Management Company: -Notice of Transfer fee: £150 inc VAT -Notice of Charge Fee: £150 inc VAT -Deed of Covenant fee: £150 inc VAT -Certificate of Compliance fee: £150 inc VAT	£4,103.93
£300,001-£400,000	£2,345 plus VAT		£499	£2,994		£150			£4,223.93
£400,001-£500,000	£2,445 plus VAT		£519	£3,114		£150			£4,343.93
£500,001 +	0.45% of purchase price Eg. £3,725 plus VAT if property purchased at £750,000		£775 Based on purchase price of £750,000	£4,650		£295 up to £1m purchase price OR £500 if purchase price is £1,000,001 +			£6,024.93 (if purchase price of £750,000)

VAT is charged at the current standard rate of 20%

*Stamp Duty Land Tax / Land Transaction Tax

In addition to the above, Stamp Duty Land Tax (if the property is located in England) or Land Tax (if the property is located in Wales) will depend on the purchase price of the property as well as your individual circumstances. You can calculate the amount you will need to pay by using HMRC's website or the Welsh Revenue Authority website, as applicable:

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

Wales <https://beta.gov.wales/land-transaction-tax-calculator>

Additional fee – if purchasing with a mortgage and via an applicable lender

There is an additional fee of £75 plus VAT in relation to us arranging compliance and securely corresponding with your lender via the LMS portal if your lender is part of that arrangement

***Local Search Fee:**

- This is dependent upon where the property being purchased is located as each Local Authority has its own charge. You should be able to ascertain the Local Authority's cost by visiting its website. These can range from £100 to £500, dependent upon the Local Authority. Please note that when we invoice you, VAT is charged on the local land charges register searches' element which local authorities do not generally add VAT to. With Basingstoke & Deane, for example, as at January 2026, a local authority search we arrange on your behalf will cost £246.70 (inclusive of VAT)

****Environmental, Chancel, Water & Drainage Search fees:**

- £217.63 inc VAT estimated as dependent upon search provider's charges at the time.

*****Leasehold Expenses**

There are certain expenses which will no doubt be required as set out in the lease for the property as well as in the Landlord/Managing Agent/Management Company information/documents. Typical expenses in this regard are set out below. However, please note that this list is not exhaustive/conclusive and we can only inform you of the same once known:

- Landlord/Managing Agent/Management Company Notice of Transfer Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)
- Landlord/Managing Agent/Management Company Notice of Charge Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)
- Landlord/Managing Agent/Management Company Deed of Covenant Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)
- Landlord/Managing Agent/Management Company Certificate of Compliance Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used in the estimate above)

***Source of Funds Check:**

- We may charge up to £350 with more complex cases, e.g. giftors, monies from abroad, numerous bank accounts etc.

VAT included is at the current standard rate of 20%

Such expenses vary from property to property and can, on occasion, be significantly more than the ranges given above.

You should also be aware that Ground Rent and Service Charges are likely to apply throughout your ownership of the property and we can only inform you of the same once known.

Freehold Sale

Scope of work: The precise stages and timescales involved in your sale will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, complying with Government Anti-Money Laundering requirements including identification requirements checking your ability and capacity to sell, obtaining the required Title documents and reviewing the same, drafting the contract, preparing required protocol forms, obtaining further documentation if required, dealing with the buyer's solicitors' enquiries, obtaining required mortgage redemption statement, complying with secured lender's instructions, sending final contracts out, approving draft transfer document, exchanging contracts with agreed completion date, obtaining required figures/statements/invoices, arranging transfer of monies, completing the sale, dealing with redemption of mortgage, accounting to you.

Timescale: The general timescale for a straightforward freehold registered property sale from instruction to exchange/completion is between 10-12 weeks. This general timescale is likely to be longer when the property market is highly congested.

FREEHOLD SALE ESTIMATE							
SOLD PRICE	LAMB BROOKS FEES				EXPENSES		TOTAL ESTIMATE (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry title documents	Bankruptcy search	
£0-£200,000	£1,495 plus VAT	£100 plus VAT <i>(assuming one ID check and one electronic transfer)</i> <i>The sum of £100 is made up as follows:-</i> <ul style="list-style-type: none"> • Arranging electronic ID verification check = <u>£30 plus VAT per individual</u> • Arranging electronic money transfer - <u>£40 plus VAT per transfer</u> • Arranging File/document storage = <u>£30 plus VAT</u> 	£319	£1,914	£16.80 (inclusive of VAT) <i>If additional documents are referred to in the title and are required, there would be an additional fee of £8.40 (inclusive of VAT) per document</i>	£7.20 (inclusive of VAT) per name	£1,938.00
£200,001-£300,000	£1,595 plus VAT		£339	£2,034			£2,058.00
£300,001-£400,000	£1,695 plus VAT		£359	£2,154			£2,178.00
£400,001-£515,000	£1,795 plus VAT		£379	£2,274			£2,298.00
£515,001 +	0.30% of the sold price Eg. £2,500 plus VAT if property sold at £750,000		£520	£3,120			£3,144.00 (if property sold at £750,000)

VAT is charged at the current standard rate of 20%

Leasehold Sale

Scope of work: The precise stages and timescales involved in your sale will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, complying with Government Anti-Money Laundering including identification requirements, checking your ability and capacity to sell, obtaining the required Title documents and reviewing the same, drafting the contract, preparing required protocol forms, obtaining further documentation if required, obtaining the Landlord/Managing Agent/Management Company required Pack/leasehold property enquiry replies, dealing with the buyer's solicitor's enquiries, obtaining required mortgage redemption statement, complying with secured lender's instructions, sending final contracts out, approving draft transfer document, exchanging contracts with agreed completion date, obtaining required figures/statements/invoices, dealing with apportionment of Ground Rent and Service Charges as at the Completion Date, arranging transfer of monies, completing the sale, dealing with redemption of mortgage, accounting to you.

Timescale: The general timescale for a straightforward leasehold registered property sale from instruction to exchange/completion is between 12-16 weeks. This general timescale is likely to be longer when the property market is highly congested.

Fees: Legal Fees based on the sale of one whole registered Title and not involving the Building Safety Act 2022, with an existing secured first charge in favour of one High Street Lender from start to Completion, including dealing with discharge of such registered charge.

LEASEHOLD SALE ESTIMATE

SALE PRICE	LAMB BROOKS FEES				EXPENSES			TOTAL ESTIMATE (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry title documents	Bankruptcy search	*Leasehold expenses -see further information below the table	
£0-£200,000	£1,900 plus VAT	£100 plus VAT	£400	£2,400	£42 (inclusive of VAT)	£7.20 (inclusive of VAT) per name	£675	£3,124.20
£200,001-£300,000	£2,000 plus VAT	(assuming one electronic ID check and one electronic transfer)	£420	£2,520	If additional documents are referred to in the title and required, there would be an additional fee of £8.40 (inclusive of VAT) per document		This estimate is made up as follows: <ul style="list-style-type: none"> Landlord / Managing Agent / Management company documents – estimate of <u>£375</u> (inclusive of VAT) 	£3,244.20
£300,001-£400,000	£2,100 plus VAT		£440	£2,640				£3,364.20
£400,001-£500,000	£2,200 plus VAT	The sum of £100 is made up as follows:- <ul style="list-style-type: none"> Arranging electronic ID verification check = <u>£30 plus VAT</u> per individual 	£460	£2,760				£3,484.20
£500,001+	0.40% of the sale price Eg, £3,250 plus VAT if property sold at £750,000	<ul style="list-style-type: none"> Arranging electronic money transfer = <u>£40 plus VAT</u> per transfer Arranging File/document storage = <u>£30 plus VAT</u> 	£670	£4,020				£4,744.20
			<ul style="list-style-type: none"> Landlord / Managing Agent / Management company deed of Covenant fee – estimate of <u>£150</u> (inclusive of VAT) Retention estimate of <u>£150</u> (no VAT) 					

VAT is charged at the current standard rate of 20%

*Leasehold expenses

There are certain expenses which will no doubt be required given the required Landlord/Managing Agent/Management Company information/documents. Typical expenses in this regard are set out below. However, please note that this list is not exhaustive/conclusive and we can only inform you of the same once known:

- Landlord/Managing Agent/Management Company Information/Documents – Often between £250.00 – £500.00 inc VAT* (£375 inc VAT has been used as an estimate in the table above)
- Landlord/Managing Agent/Management Company Deed of Covenant Fee – Often between £100.00 – £200.00 inc VAT* (£150 inc VAT has been used as an estimate in the table above)
- If the Buyer's Solicitors require a Retention to be held (generally with regard to service charge apportionments that cannot be ascertained at the time of completion), then there would be a notional figure agreed between the parties in this regard (£150 has been used as an estimate in the table above, the figure could be higher than this)*.

VAT included is at the current standard rate of 20%

Such expenses vary from property to property and can, on occasion, be significantly more than the ranges given above.

Mortgage / Re-Mortgage

Scope of work: The precise stages and timescales involved in your mortgage or re-mortgage transaction will vary depending on circumstances/factors.

In general, the process includes: Taking your instructions and giving initial advice, complying with Government Anti-Money Laundering including identification requirements, checking your ability and capacity to mortgage/remortgage, obtaining the required Title documents and reviewing, checking finances are in hand, carrying out searches, obtaining further documentation, if required, going through conditions of mortgage offer, complying with mortgage instructions, obtaining required mortgage redemption statement, complying with secured lender's instructions, obtaining pre-completion search results, obtaining required figures/statements, arranging monies to be in place from both yourself and/or your high street lender, completing the mortgage/remortgage, dealing with redemption of mortgage and dealing with registration application to HM Land Registry.

Please note that if the property comprises a leasehold property, details would need to be obtained from the Landlord/Managing Agent/Management Company.

Timescale: The general timescale for a straightforward freehold registered mortgage/remortgage from receipt of a formal Mortgage Offer to Completion is between 4-8 weeks. This general timescale is likely to be longer where the property is leasehold as information needs to be obtained from the Landlord/Managing Agent/Management Company. In addition, general timescales are likely to be longer when the property market is highly congested.

Fees: Legal Fees based on a mortgage/remortgage of one whole registered Freehold or Leasehold Title with funding from one High Street Lender from start to Completion, including dealing with registration at HM Land Registry.



FREEHOLD MORTGAGE / REMORTGAGE ESTIMATE

PROPERTY VALUE	LAMB BROOKS FEES				EXPENSES				TOTAL ESTIMATE* (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry title documents	*Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is registered)	Miscellaneous expenses	
£0-£200,000	£695 plus VAT	£100 plus VAT <i>(assuming one electronic ID check and one electronic money transfer)</i>	£159	£954	£16.80 (inclusive of VAT) If additional documents are referred to in the title and required, there would be an additional fee of £8.40 (inclusive of VAT) per document	£464.33 (inclusive of VAT) The estimate of £464.33 is made up as follows: • *Current Basingstoke & Deane fees of £246.70 (inclusive of VAT) given as example • **Environmental, Chancel, drainage and water fees – estimate of £217.63 (including VAT)	£30 (or £20 if borrowing is below £100,001)	£15.60 (inclusive of VAT) • HM Land Registry search fee (£7 plus VAT), • Bankruptcy search fee (£6 plus VAT)	£1,480.73
£200,001-£300,000	£795 plus VAT	The sum of £100 is made up as follows:- • Arranging electronic ID verification check = £30 plus VAT per individual • Arranging electronic money transfer = £40 plus VAT per transfer • Arranging File/document storage = £30 plus VAT	£179	£1,074			£45		£1,615.73
£300,001-£400,000	£895 plus VAT		£199	£1,194			£45		£1,735.73
£400,001-£500,000	£995 plus VAT		£219	£1,314			£45		£1,855.73
£500,001 +	0.2% of the property value Eg. £1,500 plus VAT if property value is £750,000		£320	£1,920			£65 up to £1m borrowing OR £140 if borrowing is £1,000,001+)		£2,481.73 (if borrowing of £750,000)

VAT is charged at the current standard rate of 20%

* Additional fee – if remortgage is via an applicable lender

There is an additional fee of £75 plus VAT in relation to us arranging compliance and securely corresponding with your lender via the LMS portal if your lender is part of that arrangement

LEASEHOLD MORTGAGE / REMORTGAGE ESTIMATE										
PROPERTY VALUE	LAMB BROOKS FEES				EXPENSES					TOTAL ESTIMATE ^A (including all applicable VAT)
	LEGAL FEES	ADDITIONAL FEES	VAT on Legal Fees and Additional fees	TOTAL FEES (including VAT)	HM Land Registry title documents	*Search fees estimate (including VAT)	HM Land Registry Registration fee (no VAT) (on the basis the title is registered)	Miscellaneous expenses	*** Leasehold expenses (please see further leasehold information below this table)	
£0-£200,000	£1,200 plus VAT	£100 plus VAT (assuming one electronic ID check and one electronic money transfer)	£260	£1,560	£16.80 (inclusive of VAT)	<p>The estimate of £464.33 is made up as follows:</p> <ul style="list-style-type: none"> *Current Basingstoke & Deane fees of £246.70 (inclusive of VAT) given as example **Environmental, Chancel, drainage and water fees – estimate of £217.63 (including VAT) <p>PLEASE NOTE THAT THE NEW LENDER MAY ACCEPT SEARCH INDEMNITY INSURANCE AND IF SO THIS WOULD BE AT A LOWER COST THAN ABOVE.</p>	£30 (or £20 if borrowing is below £100,001)	£15.60 (inclusive of VAT)	£300 (inclusive of VAT)	£2,386.73
£200,001-£300,000	£1,300 plus VAT	<p>The sum of £100 is made up as follows:-</p> <ul style="list-style-type: none"> Arranging electronic ID verification check = £30 plus VAT per individual Arranging electronic money transfer - £40 plus VAT per transfer Arranging File/document storage fee = £30 plus VAT 	£280	£1,680	<p>If additional documents are referred to in the title and required, there would be an additional fee of £8.40 (inclusive of VAT) per document</p>		£45	<ul style="list-style-type: none"> HM Land Registry search fee (£7 plus VAT), Bankruptcy search fee (£3 plus VAT) 	<ul style="list-style-type: none"> Landlord / Managing Agent / Management company – Notice of Charge fee – estimate of £150 (inc VAT) Landlord / Managing Agent / Management Company – Certificate of Compliance fee – estimate of £150 (inc VAT) 	£2,521.73
£300,001-£400,000	£1,400 plus VAT		£300	£1,800			£45			£2,641.73
£400,001-£500,000	£1,500 plus VAT		£320	£1,920			£45			£2,761.73
£500,001 +	0.35% of the property value Eg. (£2,625 plus VAT if property value is £750,000)		£545 if property value £750,000	£3,270			£65 up to £1m borrowing			£4,131.73 (if borrowing of £750,000)
						OR £140 if borrowing is £1,000,001+				

VAT is charged at the current standard rate of 20%

*Local Search Fee:

This is dependent upon where the property being purchased is located as each Local Authority has its own charge. You should be able to ascertain the Local Authority's cost by visiting its website. These can range from £100 to £500, dependent upon the Local Authority. Please note that when we invoice you, VAT is charged on the local land charges register searches element which local authorities do not generally add VAT to. With Basingstoke & Deane, for example, as at January 2026, a local authority search we arrange on your behalf will cost £246.70 (inclusive of VAT)

It may be the case that the new Lender will accept indemnity insurance in place of obtaining the local authority search – the premium for this will depend upon the value of the property, your lender's requirements and the indemnity insurer's requirements.

**Environmental, Chancel, Water & Drainage Search fees:

- £217.63 inc VAT* estimated as dependent upon search provider's charges at the time.

It may be the case that the new Lender will accept indemnity insurance in place of obtaining the search results – the premium for this will depend upon the value of the property, your lender's requirements and the indemnity insurer's requirements, but generally lower than full search results.

***Leasehold Expenses

If the property is leasehold there are certain expenses which will no doubt be required as set out in the lease for the property as well as in the Landlord/Managing Agent/Management Company information/documents. Typical expenses in this regard are set out below. However, please note that this is not exhaustive and we can only inform you of the same once known:

- Landlord/Managing Agent/Management Company Notice of Charge Fee – Often between £100.00 – £200.00 inc VAT* (estimate of £150 inc VAT is included in the table above)
- Landlord/Managing Agent/Management Company Certificate of Compliance Fee – Often between £100.00 – £200.00 inc VAT* (estimate of £150 inc VAT is included in the table above)

VAT included is charged at the current standard rate of 20%

Such expenses vary from property to property and can, on occasion, be significantly more than the ranges given above.

^Additional fee – if remortgage is via an applicable lender

There is an additional fee of £75 plus VAT in relation to us arranging compliance and securely corresponding with your lender via the LMS portal if your lender is part of that arrangement

Further Notes on Conveyancing Fees

The costs given in the tables above assume that:

- This is a standard transaction and that no unforeseen matters arise, including, for example, (but not limited to), a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction – if this is not the case, there would be an increase in the costs above;*
- The property comprises registered land – if the property is unregistered, there would be an increase in the costs above;*
- For a leasehold transaction - that this is for the assignment of an existing lease that is not a 'Shared Ownership' lease and is not the grant of a new lease – if this is not the case, there would be an increase in the costs above;*
- The transaction is concluded in a timely manner and no unforeseen complication arises – if this is not the case, there would be an increase in the costs above;*
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties – if this is not the case, there would be an increase in the costs above;*

- f) *All required planning permission(s) and/or building regulations document(s) are provided – if this is not the case, there would be an increase in the costs above;*
- g) *All required documents have been provided – if this is not the case, there would be an increase in the costs above;*
- h) *No indemnity policies are required – if this is not the case, there would be an increase in the costs above;*
- i) *Any Third Parties involved provide required information/documents in a timely manner;*
- j) *Any mortgage lender involved is a High Street lender providing a normal/standard product – if this is not the case, there would be an increase in the costs above;*
- k) *No Government Help To Buy Scheme/Product is involved – if this is not the case, there would be an increase in the costs above;*
- l) *No Gifter is involved – if this is not the case, there would be an increase in the costs above;*
- m) *No second loan/charge is required – if this is not the case, there would be an increase in the costs above;*
- n) *The transaction does not comprise/involve out of the norm matters e.g. Right To Buy, Auction property, Repossessed property etc – if this is not the case, there would be an increase in the costs above;*
- o) *No personal attendance at the property or with yourself is required – if this is not the case, there would be an increase in the costs above.*
- p) *The matter does not involve the Building Safety Act 2022 – if this is not the case, there would be an increase in the costs above.*

The fee earners in our Residential Property Law Team have considerable experience in delivering high quality work in all matters relating to Residential Conveyancing.

We have five fee earners who may manage your property matter:

- Sheena Aston – Partner, Solicitor and Head of Property Law Team – qualified in 2000 with over 27 years' experience
- Janine Pendry Clark – Partner and Fellow of the Chartered Institute of Legal Executives – qualified in 2006 with over 26 years' experience
- Mandy Brown – Conveyancing Executive with over 27 years' experience
- Tilly Verik – Solicitor, qualified in 1997 with over 29 years' experience in property work
- Amelia Cox – Conveyancing Executive, with 6 years' experience in property work

The department is also supported by a team of able assistants who are supervised by Sheena Aston, Partner, Solicitor and Head of the Property Law Team.