

Conveyancing Fee Structure



Legal Fees

Set out below are the fees anticipated with the standard types of conveyancing transactions.

A comprehensive quotation can be obtained by emailing assistance@stephenswilmot.co.uk or calling us on **01633 712895**.

All of our fees listed are inclusive of VAT (where applicable).

Price Band	Purchase of a Property	Sale of a Property	Re-mortgage (mainstream lenders only)	Transfer of Equity
Up to £250,000	£480.00	£456.00	£360.00	£390.00
£250,001 - £350,000	£510.00	£480.00	£390.00	£420.00
£350,001 - £500,000	£600.00	£570.00	£420.00	£450.00
£500,001 - £750,000	£650.00	£625.00	£420.00	£480.00
£750,001 - £1,000,000	£685.00	£650.00	£420.00	£510.00
£1,000,001 - £1,500,000	£685.00	£750.00	£450.00	£540.00
£1,500,001 - £2,000,000	£685.00	£860.00	£450.00	£570.00
£2,000,000 +	£685.00	£970.00	£450.00	£600.00

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Additional Charges (if applicable to transaction)

There are a range of different factors that may or may not be relevant to your transaction which will increase the cost due to the need for additional work. Each of these factors is set out below.

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Transaction Type	Purchase of a Property	Sale of a Property	Re-mortgage (mainstream lenders only)	Transfer of Equity
Leasehold Administration Fee	£150.00	£90.00	£90.00	£90.00
SDLT Administration Fee	£60.00	•	•	•
Mortgage Administration Fee	£60.00	£60.00	£60.00	•
Shared Ownership Administration Fee	£150.00	£120.00	£120.00	£120.00
Help to Buy Loan Administration Fee	£150.00	£120.00	£120.00	£120.00
Help to Buy ISA Administration Fee (per ISA)	£60.00	•	•	•
Help to Buy Forces Administration Fee	£60.00	£60.00	£60.00	£60.00
Buy to Let Administration Fee	£96.00	•	£96.00	•
Right to Buy Administration Fee	£90.00	•	•	•
Gifted Deposit Administration Fee (per monetary gift)	£84.00	•	•	•
New Build Administration Fee	£150.00	•	•	•
Deed of Trust Fee	£150.00	•	£150.00	£150.00
Auction Purchase Uplift Fee	£180.00	•	•	•
Expediting Uplift Fee	£300.00	£300.00	£300.00	£300.00
Business Purchase Administration Fee	£180.00	•	•	•
Bank Transfer Fee (per transfer)	£36.00	£36.00	£36.00	£36.00
Lease Extension Administration Fee	•	£150.00	•	•
Transfer of Equity Administration Fee	•	•	£210.00	•

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Additional Disbursements (if applicable to transaction)

Disbursements are necessary costs related to your transaction that are payable to Third Parties, such as Anti Money Laundering (AML) checks. Our disbursement costs are set out below.

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All of our fees listed are inclusive of VAT (where applicable).

Disbursement Type	Purchase of a Property	Sale of a Property	Re-mortgage (mainstream lenders only)	Transfer of Equity
Identification Check (AML Check) (per check)	£3.00	£3.00	£3.00	£3.00
Bankruptcy Search (per check)	£2.00	•	£2.00	£2.00
Land Registry Priority Search (per search)	£3.00	•	£3.00	£3.00
Land Registry Documents (per document)	£3.00	£3.00	£3.00	£3.00
Search Pack	£250.00	•	•	•
Land Registry Fee (variable)	•	•	•	•
Stamp Duty Land Tax (variable)	•	•	•	•