

Conveyancing Fees



Legal Fees (core)

These are our fees for standard conveyancing transactions.

A comprehensive quotation can be obtained by emailing conveyancing@sw-sols.co.uk or calling **01633 92 82 82**. All fees shown are exclusive of VAT.

Price Band	Purchase of a Property	Sale of a Property	Re-mortgage (mainstream lenders only)	Transfer of Equity
Up to £250,000	£575.00	£575.00	£500.00	£550.00
£250,001 - £350,000	£650.00	£650.00	£500.00	£550.00
£350,001 - £500,000	£720.00	£720.00	£500.00	£550.00
£500,001 - £750,000	£795.00	£795.00	£500.00	£550.00
£750,001 - £1,000,000	£875.00	£875.00	£500.00	£550.00
£1,000,000 +	£975.00	£975.00	£500.00	£550.00

If your transaction is conducted by one of this firm's directors, Daniel Wilmot, Robert Stephens, Emma Selfridge or Rachel

Coles, our core legal fee will be £100.00 more than the fee displayed here.

Supplementary Fees (where applicable)

There are a number of factors that may be relevant to your transaction. If so, these will increase the cost because of 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	£225.00	£225.00	£225.00	£225.00
SDLT/LTT administration fee	£60.00	•	•	•
Mortgage administration fee	£75.00	£75.00	£75.00	£75.00
Shared Ownership administration fee	£195.00	£195.00	£195.00	£195.00
Help to buy Loan administration fee	£185.00	£185.00	£185.00	£185.00
Help to Buy ISA administration fee (per ISA)	£50.00	•	•	•
Help to Buy Forces administration fee	£195.00	•	•	•
Buy to Let administration fee	£90.00	•	£90.00	•
Right to Buy administration fee	£100.00	•	•	•
Gifted Deposit administration fee (per monetary gift)	£120.00	•	•	•
New Build administration fee	£375.00	•	•	•
Deed of Trust fee	£200.00	•	£200.00	£200.00
Auction Purchase fee	£350.00	£350.00	•	•
Expediting fee	£375.00	£375.00	£375.00	£375.00
Bank Transfer fee (per transfer)	£40.00	£40.00	£40.00	£40.00
Transfer of Equity administration fee	•	•	£175.00	•
AML Identification Check (per individual)	£25.00	£25.00	£25.00	£25.00
Search Administration Fee	£85.00	•	•	•
Un-registered Title fee	£150.00	£150.00	£150.00	£150.00
Bridging Loan Fee	£500.00	£500.00	£500.00	£500.00
Appointing a Trustee	£60.00	£60.00	£60.00	£60.00
Limited Company Fee	£150.00	£150.00	£150.00	£150.00
Drafting Statutory Declarations/ Statements of Truth/ Oaths	£100.00	£100.00	£100.00	£1000.00
Freehold With a Management Company	£225.00	£225.00	£225.00	£225.00
Drafting a Deed of Covenant / License to Assign	£195.00	£195.00	£195.00	£195.00
Freehold Reversion	£345.00	£345.00	£345.00	£345.00
Obtaining and reviewing Indemnity Policies	£70.00	£70.00	£70.00	£70.00
Drafting Key Undertaking/ License to Occupy/ License	£120.00	£120.00	£120.00	£120.00
Reviewing and Complying with the Conditions of Probate/ Power of Attorney/ Court Orders	£170.00	£170.00	£170.00	£170.00
Dealing with Non- standard Restrictions/ Cautions/ Notices	£100.00	£100.00	£100.00	£100.00
Dealing with a Retention	£100.00	£100.00	£100.00	£100.00
Share of Freehold	£150.00	£150.00	£150.00	£150.00
Voluntary First Registration	£350.00	£350.00	£350.00	£350.00
Solar Panel fee (Leased)	£120.00	£120.00	£120.00	£120.00
Additional Titles	£100.00	£100.00	£100.00	£100.00
Flying Freehold (Dealing with and advising on)	£250.00	£250.00	£250.00	£250.00

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Disbursements (if applicable)

Disbursements are necessary costs payable to third parties.

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Disbursement Type	Purchase of a Property	Sale of a Property	Re-mortgage (mainstream lenders only)	Transfer of Equity
Bankruptcy Search (per individual)	£2.00	N/A	£2.00	£2.00
Land Registry Priority Search	£3.00	N/A	£3.00	£3.00
Land Registry Documents (per document)	£3.00	£3.00	£3.00	£3.00
Search Pack (core searches)	£182.00	N/A	variable	N/A
Land Registry Fees	variable	N/A	variable	N/A
Stamp Duty Land Tax / Land Transaction Tax	variable	N/A	variable	N/A
Lender Portal Fee (if applicable)	£35.00	N/A	£25.00	N/A
File Archive Fee	£30.00	£30.00	£30.00	£30.00
Companies House Charge Registration fees (Per Charge)	£15.00	N/A	£15.00	N/A