Watch our short video to learn more about additional fees!

Additional work – Fees List	Fee
Admin charge for checking source of funds	£10.00
Appointment of a second Trustee to give a valid receipt (to include ID verification)	£75.00
Auction Property Supplement-if you are purchasing a property at auction	£150.00
Arranging Indemnity Insurance - If a standard indemnity insurance policy is required, this is the fee for each policy	£25.00
BACS Transfer	£15.00
Building Safety Act file review (paid up front and non-refundable) We reserve the right to charge up to £2000 if the matter becomes protracted.	£1500.00
Certificate of Compliance – if the property is subject to a restriction and a certificate is required	£95.00
Cheques returned unpaid or cheques stopped at client's request	£10.00
Completing and filing Inland Revenue SDLT1 Form	£30.00
Considering source of funds from overseas	£95.00
Contract races, sale or purchase	£195.00
Dealing with additional piece of land – if the property being purchased or sold includes an additional piece of land with a separate title number. This is the fee for each additional title.	£75.00 + additional registration fee
Dealing with an Adult Occupier on a sale (for anyone residing at the property over age of 17 years.)	£50.00
Dealing with adverse Environmental Search Result	£50.00
Dealing with a Bridging Loan	£750.00

Dealing with Buy to Let Mortgage	£50.00
Dealing with Defective Title - after reading the title deeds and documents it may become apparent that the title to the property is defective in some way e.g. faulty description/incorrect plan/ lower class of title, etc.	Hourly rate of £135.00 + disbursements
Dealing with a Gift (equity gift or gifted deposit)	£75.00
Dealing with matrimonial lawyers	£100.00
Dealing with review of source of funds information	£75.00
Dealing with third party lawyers	£100.00
Dealing with Mortgage	£50.00
Dealing with HMO	£150.00
Dealing with matters where Together or State Bank of India are the lender	£500.00
Second charge or subsequent charge – If you are borrowing money from more than one lender and each lender requires a mortgage, this is the fee for the second and each subsequent mortgage	£150.00
Deed of Consent to Mortgage (purchase and remortgage) If you are purchasing with a mortgage your lender will require any person 17 years old and over who is not a party to the loan to sign a form to waive/postpone their rights	£50.00
Deed of Covenant – This is the charge for preparing each deed and generally applies to Leasehold properties	£75.00
Deeds of Guarantee – Lenders may ask us to deal with a separate or collateral guarantee	£150.00
Deed of Grant of Easement or variation of rights	£300.00
Deed of Mutual Covenant - Flying Freehold	£150.00
Deed of Postponement -If there are to be more than one charge on the title we must liaise with the lender and deal with all their requirements	£250.00
Declarations of Trust	Private Client Department
Discharge of additional registered charges - This fee is payable for the discharge of each additional registered charge	£30.00
Drafting Declaration of Solvency	£50.00

Electronic ID verification each client – Our administration charge for ID verification	£10.00
Electronic Registration Administration fee	£15.00
First registration - If the property is not registered at the Land Registry	£150.00 + additional registration fees
Freeholds with Management Company or rent charge	£50.00
Freehold Purchase with additional Leasehold Title	£75.00
Help to Buy Equity Loan - If you are buying a property using the Government's Help to Buy scheme	£195.00
Help to Buy ISA to obtain the bonus payment	£50.00
Independent Legal Advice	£400.00
Key undertakings	£75.00
Leasehold Title – If the property is leasehold but we did not know of this when we estimated our charges (50% discount will apply if the property is a house held on a long lease). This does not include any other third party fees	£250.00
Lease Extension or Variation (Approval) If the lease being transferred needs to be extended or varied. This includes freehold properties with a rent or estate charge and does not include third party costs	£1500.00
Lease Extension or Variation (Creation) If the lease being transferred needs to be extended or varied. This includes freehold properties with a rent or estate charge and does not include third party costs	£1500.00
Licence to Assign - If a licence is required before a leasehold property can be transferred, this is our standard fee and does not include any other party's legal costs	£150.00
Limited Company Matters – If the transaction is proceeding with a Limited Company as client	£295.00
Long Service Advance of Pay/ Forces Help to Buy Dealing with finances/correspondence to lender/promissory note.	£95.00
Merger of Leasehold and Freehold titles	£75.00
Newbuild purchase – If the property is newly built and we did not know about this when we provided our estimate	£250.00
Obscure Lender – If your lender is not a high-street bank or building society this fee could apply	£95.00

Powers of Attorney – If the property is being sold under an existing power of attorney	£95.00
Probate – If the seller is an executor or similar	£50.00
Purchase of a share of the Freehold Title when purchasing a leasehold flat	£75.00
Purchase of Freehold Reversion - If a leaseholder acquires the freehold reversion	£125.00
Purchase of a Repossessed Property	£95.00
Redeeming a Help to Buy Equity Loan	£125.00
Removal of second & subsequent charges (sale only)	£30.00
Removal or dealing with a Restriction, Caution or Notice on a registered title	£95.00
Retentions – If you instruct us to agree a service charge or other retention clause in the contract & includes holding the same in our client account	£120.00
Right to Buy supplement – If you are purchasing from the Local Authority or Housing Association	£150.00
Satisfying Non Standard Mortgage Condition (per condition)	£45.00
Secure electronic transmission of funds within the UK for redemption of mortgages, payments to third parties (e.g. HM Revenue & Customs for payment of Stamp Duty Land Tax), or sending surplus funds to you, per transfer	£40.00
Search result issues requiring further investigation	£25.00
Septic tank – if the property has a septic tank	£95.00
Shared Ownership/ Housing Association Property Surcharge	£495.00
Shared Ownership - deed of variation and removal of restriction	£195.00
Shared Ownership - Staircasing	£495.00
Solar Panels – if the property has a solar panel lease	£120.00
Statutory Declarations/ Statement of Truth - If a statutory declaration or statement of truth has to be prepared or approved by us, this is the fee for each declaration/statement	£90.00

Telegraphic Transfer Fee (CHAPS) – Our estimates generally include all anticipated money transfer charges, this is the fee for any additional money transfers you	£40.00
Tenanted – If the property is tenanted, this is our basic fee for each tenancy agreement and includes assessment of any tenancy deposit schemes and obtaining rent authority letter	£75.00
Third party representation – Usually this will be for parties who are being removed from a property	£125.00
Transfer of Legal Aid Charge	£175.00
Transfer of Part (sale only) if the property is only part of a registered title	£195.00
Transfer of Equity	£295.00
Underpaid Postage Administration Fee plus the amount of postage paid to receive the post	£15.00
Unrepresented Party - If another party to the transaction is not represented by a qualified conveyancer	£75.00
Upgrading a Legal Title - If the property title is upgraded at the Land Registry	£50.00
Verification of bank details – sale matters	£5.00
Verifying identification for non-UK residents per person If your identification documents are issued outside of the UK or you cannot provide a satisfactory UK address	£15.00
Voluntary registration – If we have to apply to register title before a sale	£120.00 + additional registration fees
Any other work not listed will be charged at our hourly rate plus disbursements	£135.00