

Purchase of a Property – 2026 Estimates

The following fees will apply to standard transactions.

Purchase of a Freehold Property

Value	Legal Fees (+ VAT)	Estimated Expenses and Disbursements
Up to £250,000.00	£1,550.00	£500.00
£250,001.00 to £300,000.00	£1,650.00	£500.00
£300,001.00 to £400,000.00	£1,750.00	£500.00
£400,001 to £500,000.00	£1,850.00	£500.00
£500,001 to £600,000.00	£1,950.00	£500.00
£600,001 to £700,000.00	£2,100.00	£500.00
£700,001 to £800,000.00	£2,400.00	£500.00
£800,001 to £900,000.00	£2,700.00	£500.00
£900,001 up to £1.5 million	£3,000.00	£500.00
Over £1.5 million	Price on application	

Purchase of a Leasehold Property

Value	Legal Fees (+ VAT)	Estimated Expenses and Disbursements
Up to £250,000.00	£2,100.00	£500.00
£250,001 to £300,000.00	£2,150.00	£500.00
£300,001 to £400,000.00	£2,200.00	£500.00
£400,001 to £500,000.00	£2,300.00	£500.00
£500,001 to £600,000.00	£2,500.00	£500.00
£600,001 to £700,000.00	£2,700.00	£500.00
£700,001 to £800,000.00	£2,950.00	£500.00
£800,001 to £900,000.00	£3,150.00	£500.00
£900,001 up to £1.5 million	£3,300.00	£500.00
Over £1.5 million	Price on application	

ADDITIONAL

	Fee	Notes
Shared Ownership	ADD £750.00	
Newbuild	ADD £700.00	
HTB ISA	ADD £170.00 per HTB ISA	
Lifetime ISA	ADD £170.00 per lifetime ISA	
Gifted Deposit	ADD £185.00	
Key Undertaking	ADD £170.00	
Auction	ADD £500.00-£750.00	(depends on type of auction)
Unregistered	ADD £500.00	(DOUBLE Land Registry fee)
Company	ADD £250.00	(£15 Company house filing SDLT over £500k 15%)
Simple % Dec of Trust	ADD £500.00	(TEP-£750.00)

For properties where the BSA 2022 applies, there is an additional cost of £950 plus VAT.

What do the legal fees cover?

Our fees cover all work necessary to purchase your new home including:

- Taking your instructions and giving you initial advice
- Checking your financial arrangements to ensure funds are in place to purchase
- Receiving and advising on the contract documentation
- Carrying out searches
- Advising on the search results and obtaining copies of all documentation referred to in the searches
- Raising any necessary additional enquiries
- Receiving mortgage instructions and ensuring all conditions are satisfied
- Reporting to you regarding all documentation
- Sending the final contract to you for signature
- Agreeing a completion date
- Exchanging contracts
- Preparing a completion statement and ensuring all funds are received from the lender and from you
- Completing the purchase
- Paying the SDLT on your behalf
- Dealing with the land registry application

For leasehold transactions we will also deal with the following:

- Checking the Lease to ensure it is compliant
- Checking the Management Information provided by the Landlord and Managing Agent and raising any necessary further enquiries
- Ensuring that we comply with the Landlord's/Managing Agents requirements relating to the registration of you as the new owner of the property

Disbursements on a Purchase

Likely disbursements on a purchase would include local search, drainage search, environmental search, chancel search, highways search (if necessary).

Also included in the disbursements estimate will be land registry final completion search and bankruptcy search if you are buying using a mortgage. (These figures are not shown in the table above because they are dependent on the purchase price).

If you are buying a leasehold property, you will also be required to pay a fee to the Landlord and/or the Managing Agent for confirmation on completion that you are the new owner of the property.

This fee will differ depending on the Landlord/Managing Agent and we will confirm the fee when reporting to you once we have received the management information from the Landlord. This fee can range from £90.00 (inc VAT) up to £600.00 (inc VAT).

You will also be required to pay a fee for registration of your ownership for the property at the Land Registry. Please visit <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> for confirmation of the fee that will be applicable to your purchase.

Other likely costs

You will be required to pay a fee of £35.00 plus VAT in respect of bank charges for each bank transaction

In addition, you may also be liable for SDLT based on the purchase price of the property and whether or not you are a first-time buyer. If you are buying the property as a second property you may be liable to pay the additional SDLT payment. Please visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> for an explanation as to whether or not SDLT is payable in respect of your transaction and if so at what level.

If the property is in Wales, then please visit <https://www.gov.wales/land-transaction-tax-guide>