



# Pricing for Residential Conveyancing



**SA Law offer a fixed-fee or bespoke service for buying, selling or re-mortgaging and can help you choose the right option.**

Our conveyancing service provides personalised conduct of your purchase, sale or re-mortgaging so it proceeds as quickly and cost-effectively as possible and without risk to yourself.

Bear in mind that we don't operate in the same way as a bulk online or telephone-based conveyancer, or a high street solicitor. Instead, you benefit from expert attention to your matter which is enhanced by an in-depth understanding of the London and regional property markets. SA Law's client-focused efficiency and level of expertise has enabled us to achieve the Conveyancing Quality Accreditation (CQS) from the Law Society.

The cost for buying, selling and re-mortgaging is broken down into two parts: the fee for our legal work, plus standard transaction disbursements, which are the additional fees and taxes that we pay to third parties who are involved in the transaction. For example, Stamp Duty Land Tax and the HM Land Registry fee.

Most home buyers and sellers are able to take advantage of our fixed-fee service, which removes uncertainty over costs. Our standard prices for residential conveyancing are as follows.

If your circumstances require us to provide a more bespoke service, (for example, if the transaction has particularly complex aspects), one of our property experts can provide a tailored quote for the work. Simply call our St Albans office on 01727 798000, or our London office on 020 71835683

To explore our Conveyancing service in more depth, our [Residential Conveyancing page](#) can give you more insight into our personalised approach.



# Freehold residential property

## WHAT WORK WILL BE INCLUDED IN THE SALE OR PURCHASE OF A FREEHOLD PROPERTY?

The precise stages involved in the purchase or sale of a freehold residential property vary according to the circumstances. The fees set out below cover all the work in relation to the following key stages of your transaction:

### Purchasing a property

- Taking initial instruction and identifying specific requirements/needs.
- Establishing funding arrangements and advising where required.
- Receiving and reviewing contract and supporting documentation.
- Raising appropriate enquiries.
- Putting in place all appropriate search applications.
- Providing interim reports in connection with title enquiries and searches.
- Approving contract.
- Reporting on the documentation and obtaining signatures to contract and advising regarding exchange deposit.
- Reviewing mortgage offer terms.
- Exchanging contracts and fixing completion date.
- Completing transaction.
- Addressing post – completion formalities including SDLT payment and Land Registry application.

### Selling a property

- Drafting and submitting the sale contract to the buyer's solicitors.
- Responding to the buyer's lawyers' preliminary enquiries on the legal paperwork supplied.
- Obtaining your signature, agreeing the completion date and exchanging contracts.
- Completion of the sale.
- Transfer of funds to you and repayment of any mortgage.

## OUR FEES FOR SALE AND PURCHASE OF A FREEHOLD RESIDENTIAL PROPERTY

If you are buying a freehold property, you will own the property and the land it is built on. Most houses are sold on this basis. You are responsible for all costs attached to repairs and maintenance of the building and the land comprised within the freehold.

Please see below standard prices for residential conveyancing in relation to freehold properties:

Conveyancing of a freehold property (excluding VAT)		
	Sale	Purchase
Up to £500,000	£1,080 to £1,800	£1,200 to £2,100
£500,001 to £1m	£1,320 to £2,400	£1,440 to £3,000
Over £1m to £3m	£2,100 to £4,200	£2,400 to £4,800
Over £3m	Please contact us for a personalised quote	Please contact us for a personalised quote

## Disbursements and expenses for sale and purchase for a freehold property

Disbursements are fees and taxes that we pay to third parties on your behalf and bill to you at cost. We will discuss all disbursements with you in advance of incurring any costs.

Below are indications of what you should budget for.

Disbursement/ expense	Selling	Buying
HM Land Registry Fee	n/a	HM Land Registry fees are calculated on a scale and whether it is a first registration. We will advise you with an estimate specific to your transaction(s).
Land Registry Searches	n/a	£3.00 per title
Bankruptcy Searches	n/a	£3.00 per name
Search fees	n/a	£250 - £350 +VAT at 20% (where applicable)
Stamp Duty Land Tax*	See below	See below
Land Registry Official Copy Entries	£6.00 - £20.00	£6.00 - £20.00 (where required)
Bank transfer fee / telegraphic transfer fee	£39 +VAT at 20% (Mortgage Redemption and/or transfer of sale proceeds)	£39 +VAT at 20% (Completion Funds)

### \*Stamp Duty Land Tax

In addition to the above, you will also need to pay Stamp Duty Land Tax based on the value of your property. To understand how much you will need to pay, we recommend the [HMRC Stamp Duty Calculator](#).

# Leasehold residential property

## WHAT WORK WILL BE INCLUDED IN THE SALE OR PURCHASE OF A LEASEHOLD PROPERTY?

The precise stages involved in the purchase or sale of a residential property vary according to the circumstances. The fees set out below cover all the work in relation to the following key stages of your transaction:

### Purchasing a property

- Taking initial instruction and identifying specific requirements/needs.
- Establishing funding arrangements and advising where required.
- Receiving and reviewing contract and supporting documentation, including lease and management pack.
- Raising appropriate enquiries.
- Putting in place all appropriate search applications.
- Providing interim reports in connection with title enquiries and searches.
- Approving contract.
- Reporting on the documentation and obtaining signatures to contract and advising regarding exchange deposit.
- Reviewing mortgage offer terms.
- Exchanging contracts and fixing completion date.
- Completing transaction.
- Addressing post – completion formalities including SDLT payment and Land Registry application.

### Selling a property

- Obtaining management pack.
- Drafting and submitting the sale contract, lease and management pack to the buyer's solicitors.
- Responding to the buyer's lawyers' preliminary enquiries on the legal paperwork supplied.
- Obtaining your signature, agreeing the completion date, and exchanging contracts.
- Completion of the sale.
- Transfer of funds to you and repayment of any mortgage.

## OUR FEES FOR SALE AND PURCHASE OF A LEASEHOLD PROPERTY

If you have a leasehold interest, you will not own the land or the building upon it outright. That interest will remain with a Landlord and you will have a lease of the property for a number of years. When acquiring a leasehold, it is beneficial to secure the highest unexpired term of years that is possible, but on occasion leases do require extending (please see below). When you buy a leasehold, you will pay a nominal ground rent to the Landlord. Additionally, contributions towards repair and maintenance of common parts, and the like, will arise (service charges).

If you already own a leasehold property and would like to extend the lease or buy the freehold as part of the transaction, SA Law's lease extension team will be able to advise you.

Please see below standard prices for residential conveyancing in relation to Leasehold properties:

<b>Conveyancing of a Leasehold property (excluding VAT)</b>		
	<b>Sale</b>	<b>Purchase</b>
<b>Up to £500,000</b>	£1,200 to £2,100	£1,320 to £2,400
<b>£500,001 to £1m</b>	£1,200 to £2,250	£1,560 to £2,940
<b>Over £1m to £3m</b>	£2,220 to £4,500	£2,520 to £5,100
<b>Over £3m</b>	Please contact us for a personalised quote	Please contact us for a personalised quote

### Disbursements and expenses for sale and purchase for a Leasehold Property

Disbursements are additional fees and taxes that we pay to third parties on your behalf. We will discuss all disbursements with you in advance of incurring any costs on your behalf.

Below are indications of what you should budget for, for this part of the transaction.

<b>Disbursement/ expense</b>	<b>Selling</b>	<b>Buying</b>
HM Land Registry Fee	n/a	HM Land Registry fees are calculated on a scale and whether it is a first registration. We will advise you with an estimate specific to your transaction(s).
Land Registry Searches	n/a	£3.00 per title
Bankruptcy Searches	n/a	£3.00 per name
Search fees	n/a	£250 - £350 +VAT at 20% (where applicable)
Stamp Duty Land Tax*	See below*	See below*
Land Registry Official Copy Entries	£6.00 - £20.00	£6.00 - £20.00 (where required)
Bank transfer fee / telegraphic transfer fee	£39 +VAT at 20% (Mortgage Redemption)	£39 +VAT at 20% (Completion Funds)
Notice of Transfer Fee	n/a	The fee, will be set out in the lease. The fees vary but are commonly between £50-£150 plus VAT at 20%.

Notice of Charge Fee	n/a	This fee applies if the property is to be mortgaged and the fee is set out in the lease. Often the fee is between £50-£150 +VAT at 20%
Deed of Covenant Fee	n/a	This fee is set by the management company or landlord for the property and can be difficult to estimate. Often it is between £250-£350 +VAT at 20% (where required)
Certificate of Compliance Fee	n/a	To be confirmed upon receipt of the lease, and can range between £150-£350 +VAT at 20% (where required)
Management Pack	On a Leasehold Sale, a Management Pack is required from the Freeholder or Managing Agents whose fees may range from £250 - £500 +VAT at 20%	n/a
Ground Rent & Service Charge**	See below**	See below**

#### **\*Stamp Duty Land Tax**

In addition to the above, you will also need to pay Stamp Duty Land Tax based on the value of your property. To understand how much you will need to pay, we recommend the [HMRC Stamp Duty Calculator](#).

#### **\*\*Ground Rent & Service Charge**

You should be aware that Ground Rent and Service Charge are likely to apply throughout your ownership of a Leasehold property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

# Re-mortgaging a residential property

## WHAT WORK IS INCLUDED IN SA LAW'S RE-MORTGAGE SERVICE?

The precise stages involved in a re-mortgage of a residential property vary according to the circumstances and the lenders involved. However, below we have detailed some standard key stages that we will carry out on your behalf:

- Taking your instructions on the transaction.
- Checking finances are in place to fund the re-mortgage.
- Obtaining a copy of the title, investigating this title and reporting to the lender on any issues they wish us to raise with them. We will not report to you on the title.
- Carrying out standard searches if they are required.
- Making any necessary enquiries of you for any information we need.
- Giving you advice where appropriate on relevant documents and information received.
- Informing you of conditions on the mortgage offer.
- Sending documentation to you for signature.
- Liaising with you on a completion date.
- Arranging for all monies needed to be received from lender and you.
- Completing the transaction.
- Dealing with application for registration at the Land Registry.

## OUR FEES FOR RE-MORTGAGING

Please see below standard prices for residential conveyancing in relation to re-mortgaging services:

<b>Fees for re-mortgaging a privately owned residential property</b> (excluding VAT)		
	<b>Freehold</b>	<b>Leasehold</b>
<b>Up to £450,000</b>	£600.00	£720.00
<b>£450,001 to £1m</b>	£900.00	£1,020.00
<b>Over £1m</b>	Please contact us for a personalised quote	Please contact us for a personalised quote

<b>Fees for re-mortgaging a company owned residential property</b> (excluding VAT)		
	<b>Freehold</b>	<b>Leasehold</b>
<b>Up to £450,000</b>	£900.00	£1,020.00
<b>£450,001 to £1m</b>	£1,200.00	£1,320.00
<b>Over £1m</b>	Please contact us for a personalised quote	Please contact us for a personalised quote

## Disbursements & expenses for re-mortgaging

Disbursements are additional fees and taxes that we pay to third parties on your behalf. We will discuss all disbursements with you in advance of incurring any costs on your behalf.

Below are indications of what you should budget for.

Disbursement / Legal expense	Re-mortgage
Land Registry Official Copy Entries	£6.00 - £20.00
Land Registry Searches	£3.00 per title
Bankruptcy Searches	£3.00 per name
HM Land Registry Fees	HM Land Registry fees are calculated on a scale. We will advise you with an estimate specific to your transaction(s).
Bank transfer fee	£39 +VAT at 20% (Mortgage Redemption)

If you are re-mortgaging some lenders will accept an indemnity insurance policy which costs in the range of £50 to £75 to include Insurance Premium Tax. This would avoid the expense of the searches indicated above.

### Stamp Duty Land Tax

In addition to the above, you will also need to pay Stamp Duty Land Tax based on the value of your property. To understand how much you will need to pay, we recommend using the [HMRC Stamp Duty Calculator](#).



## Additional Conveyancing Charges

From time to time as transactions progress, the need for additional work arises which may not have been originally anticipated from the outset. To give you a better understanding of some areas that commonly arise together with details of the additional charges that will be encountered please see the list below:

<b>Additional Service</b>	<b>Minimum Additional Charge (excluding VAT)</b>	<b>Advisory</b>
Indemnity Insurance Policies (either arranging or approving)	£100.00	Payment per policy
Repayment of unsecured loans or debts	£100.00	Payable per loan
Deeds of Covenant pursuant to Leases or Freehold transfers involving Management Companies	£175.00	
Transfer of Share of Freehold Interest (with lease)	£250.00	
Corresponding with previous solicitors	£45.00	Cost per letter in/out
Undertaking for access between exchange of contracts and completion	£150.00	
Statutory Declaration	£100.00 (straightforward) £300.00 to £500.00 (complicated)	For any purpose
Sale or Purchase of Part of Title	£200.00	
Sale or Purchase of Unregistered Title	£500.00	
Sale or Purchase of Freehold Title involving Management Company	£250.00	
New Build Conveyancing	£600.00	
Shared Ownership	£750.00	
Dealing with independent mortgagees' solicitors	£400.00	
If we have to re-issue contracts to alternative solicitors if the buyers change solicitors	£50.00	
Cost to print bulky contract papers if received electronically (if necessary)	£75.00	
Encashment of Help to Buy ISA or Lifetime ISA	£50.00	Per ISA
Declaration of Trust (directing as to Beneficial Interests)	£175 to £250 (straightforward) £250+ (complicated)	

Please be aware that unforeseen circumstances may require us to undertake additional work, for which additional costs may arise. For example, unusual issues with the property you are buying or selling, or if other parties involved in the transaction are causing unnecessary delays. We always explain any additional costs in advance and will only proceed with your authorisation.

# Need to know

## HOW LONG WILL IT TAKE?

Typically, a purchase or sale takes approximately 12 weeks to complete, but circumstances can cause the transaction to proceed either more quickly or slowly. For example, one of the key factors but not the only factor that tends to slow down transactions is the number of other buyers and sellers in the chain.

For re-mortgages, the normal estimate is six to eight weeks, but this will depend on a number of outside factors.

## WHAT ELSE IS THERE TO CONSIDER?

If moving home requires you to update a Will, we can also help with that too. Learn more about our [Wills service](#).

## WHO WILL UNDERTAKE THE WORK?

Your work will be undertaken by members of our Conveyancing Quality Scheme accredited team.

To speak to an SA Law adviser please call 01727 798000 or email [info@salaw.com](mailto:info@salaw.com).