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PRICING INFORMATION

Residential Conveyancing



www.lightfoots.co.uk

Pricing Information – Residential Conveyancing

Expertise

Our conveyancing teams are made up of Solicitors and Licensed Conveyancers (with at least two years' experience in this area); fee earners training to become a Solicitor or Licensed Conveyancer under close supervision by a qualified fee earner with at least five years' experience; and high-quality support staff. The teams are supervised by a partner with over 10 years' experience working in residential conveyancing.

The team member(s) who will be on hand to assist you will depend on your conveyancing needs, including your location. See Our People for individual biographies.

Likely Costs

To provide you with a guide of the likely costs if you instruct us to assist in the purchase, sale or remortgage of your home, the standard fees listed below cover the work required to complete a standard conveyancing transaction. The fees listed constitute an estimate for standard conveyancing work but do not form part of a binding quote.

Following a discussion of your individual circumstances and receipt of your instructions, we will provide you with a written estimate to carry out the work which may differ from the below pricing.

Typical Conveyancing Process

Please visit our residential conveyancing page for an idea of the typical stages and average timescales involved in a standard property sale, remortgage, or purchase transaction: https://lightfoots.co.uk/residential-conveyancing/

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Sale and Purchase Fees: Our standard legal fees per transaction

Property Value Up To (£)	Fee (£)	VAT at 20% (£)	Additional fee for a leasehold property (excluding VAT at 20%) £
300,000	1,155	231	450
400,000	1,315	263	450
500,000	1,420	284	450
600,000	1,575	315	450
700,000	1,750	350	450
800,000	1,950	390	450
900,000	2,175	435	450
1,000,000	2,400	480	450
1,200,000	2,600	520	450
1,400,000	3,000	600	450
1,600,000	3,100	620	450
1,800,000	3,255	651	450
2,000,000	3,465	693	450
2,200,000	4,000	800	450

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Purchase Fees: Additional standard legal fees and disbursements*

Fee Description	Fee (£)	VAT at 20% (£)
Our fee for preparing & submitting Stamp Duty Land Tax Return	80.00	16.00
New build purchase	315.00	63.00
Searches	350.00 (Approx)	70.00
Bank Transfer Fee	40.00	8.00
Digital Processing Fee	20.00	4.00
Land Registry Official Copy Entries (£14.00 per title and £7.00 per document referred to in the title)	14.00	2.80
Pre-Completion Searches	7.00 (plus 6.00 per individual)	1.40 (plus 1.20 per individual)
Bankruptcy Searches	6.00	1.20
New Build Fee	800.00	160.00
Help to Buy ISA	55.00	11.00
Unregistered Property	300.00	60.00
Company Borrower	300.00	60.00
Land Registry Registration	See Land Registry Registration Fee**	N/A
Stamp Duty Land Tax	See Stamp Duty Land Tax***	N/A
Our fee for Source of Funds Verification	75.00	15.00
Our fee for Third Party Gifted Deposit (per giftor)	75.00	15.00
Our fee for ID Verification (per person)****	12.00 – 20.00	2.40 - 4.00
Our fee for Lender Panel Management	35.00	7.00

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Sale Fees: Additional standard legal fees and disbursements*

Fee Description	Fee (£)	VAT at 20% (£)
Land Registry Official Copy Entries (£6.00 per title and £3.00 per document referred to in the title)	6.00	1.20
Bank Transfer Fee (per transfer)	40.00	8.00
Digital Processing Fee	20.00	4.00
Help to Buy Redemption	150.00	30.00
Unregistered Property	300.00	60.00
Limited Company Transaction Fee	200.00	40.00
Our fee for ID Verification (per person)****	12.00 – 20.00	2.40 - 4.00

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Remortgage (and Transfers) Fees: Standard legal fees and additional standard legal fees and disbursements*

Fee Description	Fee (£)	VAT at 20% (£)
Our fee for Remortgage (freehold)	800.00	160.00
Our fee for Remortgage (leasehold)	1000.00	200.00
Our additional fee for Remortgage of tenanted property	475.00	95.00
Our additional fee for Remortgage if loan value exceeds £1million	400.00	80.00
Our fee for Transfer of Equity (no remortgage)	800.00	160.00
Our fee for Transfer of Equity (with remortgage)	520.00 (in addition to remortgage fee)	104.00
Our fee for Bank transfer (per transfer)	40.00	8.00
Digital Processing Fee	20.00	4.00
Our fee for ID Verification (per person)***	12.00-20.00	2.40-4.00
Our fee for Source of Funds Verification	75.00	15.00
Our fee for Gifted Deposit (per giftor)	75.00	15.00
Our fee for Help to Buy Redemption	150.00	30.00
Our fee for Limited Company Transaction	200.00	40.00
Land Registry Official Copy Entries (£14.00 per title and £7.00 per document referred to in the title)	14.00	2.80
Searches (Approx)	350.00	70.00
Bankruptcy Searches	10.20	2.04
Pre-Completion Searches	7.00 (plus 6.00 per individual)	1.40 (plus 1.20 per individual)
Land Registry registration fee	See Land Registry Registration Fee***	N/A
Our fee for Lender Panel Management	35.00	7.00

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Disbursements*

*** Disbursements**

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

For the purchase of leasehold properties, there are certain disbursements which will be set out in the individual lease relating to the property. We will update you on the specific fees upon receipt and review of the lease and other relevant documents from the seller's solicitors.

****Land Registry Registration Fee (Purchases / Remortgages)**

The fee payable depends on the method of registration and the transaction value. You can calculate the amount you will need to pay by looking up "Scale 1 Fees" for Purchase and "Scale 2 Fees" for Remortgages on the Land Registry's website.

*****Stamp Duty Land Tax (Purchases / Remortgages involving Transfer of Equity)**

The fee payable depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website.

******ID Verification Fee**

The fee payable for ID verification depends on the method of ID verification and includes the application/service provider's cost. Such verification is necessary to satisfy our ongoing anti-money laundering, professional conduct obligations and HMLR requirements (where applicable). For returning clients, we are obliged to refresh the ID verification process in certain circumstances, including if we last verified your ID over a year ago, so you will be charged accordingly.

What is not included?

These standard fees do not take into account work that may arise during the course of a matter which requires the resolution of unexpected difficulties: practical (e.g. delay in receiving documents), legal (e.g. lack of planning permission, unregistered land, a declaration of trust is required to define ownership), or title defects. Such unforeseen work or additional expenses will result in our estimates being exceeded, in which case you will be notified in advance.

These standard fees do not apply to some exclusive arrangements which we have agreed with certain introducers and developers.

We offer numerous services relating to property loans, sales, and purchases, including second charge registrations, bridging loans, commercial landlord and tenant, and Buy To Let properties. Such services are not considered residential conveyancing and so are out of scope of this pricing document.

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