

Baker Ashley Conveyancing Fee Structure

In order to obtain an accurate quote, please contact the office, or use our quote calculator on the website.

Professional Fees

Sale/Purchase Price	Sale Fee	Purchase Fee	Re-Mortgage	Transfer of Equity (stand alone)
>/£100,000	£470	£585	£300	£300
£100,001 - £200,000	£560	£685	£350	£350
£200,001 - £300,000	£650	£785	£400	£400
£300,001 - £400,000	£740	£885	£450	£450
£400,001 - £500,000	£830	£985	£500	£500
£500,001 - £600,000	£920	£1,050	£500	£500
£600,001 - £700,000	£1,050	£1,200	£550	£550
£700,001 - £800,000	£1,100	£1,250	£550	£550
£800,001 - £900,000	£1,200	£1,350	£600	£600
£900,001 - £1,000,000	£1,350	£1,550	£600	£600
£1,000,001 - £2,000,000	£1,550	£1,750	£600	£600
£2,000,001 - £3,000,000	£1,775	£1,950	£700	£700

All fees are exclusive of VAT (VAT is currently 20%)

Add £185 to each fee (above) if Leasehold

Supplements (excluding VAT, currently 20%)

Sales and Purchases:

Payment Admin Fee - £30

Telegraphic Transfer fee - £25

For all transactions:

AML checks - £10 per person

Disbursements (including VAT)

The disbursements required may depend on the lender, type of property you are buying, and any additional searches which might become necessary as the transaction progresses.

A standard transaction would typically include:

Purchase:

Search Pack - £160

Lawyer Checker - £12

HMLR Plan - £3

HMLR Search - £3

Bankruptcy Search - £2 (per applicant)

Transfer of Equity:

HMLR priority search - £3

HMLR Plan - £3

Office copies - £6

Sale:

Office copies - £6

HMLR Plan - £3

Re-mortgage:

Bankruptcy Search - £2 (per person)

HMLR Plan - £3

HMLR priority search - £3

Potential Additional Fees (all exclusive of VAT, currently 20%):

Additional title on a transaction - £125

Arranging Indemnity Policy - £75

Auction / repossession of residential property - £500

(Auction: We should ideally have sight of the auction pack as far in advance of the auction as possible to undertake title checks, search checks, etc and prepare a pre-auction report – this costs £350 + VAT. If you then choose to place the conveyance with us, the above £500 would be discounted by 50% which covers our expedite fee for needing to complete in 28 days)

Bridging Loans - £500

Buying or Selling with grant of new lease or lease extension - £350

Criss Cross Lease - £400

Dealing with 3rd Party Matrimonial Solicitors on Sale - £150

Dealing with more than one lender on Sale (per additional lender) - £75

Declaration of Trust - £150

Deed of Variation/Rectification - £300 (if also dealing with the lender to obtain their permission, an additional £135)

Freehold transfer (sale) - £125

Freehold (share of, on purchase) - £125

Gifted Deposit - £50

Help To Buy ISA - £50

Help To Buy - £200

HMO (Sale only) - £150

Limited Company (residential property purchase/re-mtg) - £150 + £15 Companies House

Management Company (dealing with) on a freehold property - £125

Non-standard Undertaking - £75

New build property - £350

Occupiers Consent Deed - £50

Official Receiver (dealing with) (trustee in bankruptcy) - £350

Probate Sale - £150

Right to buy - £150

Separately represented lenders - £200

Shared Ownership - £400

Shared Ownership & Staircasing - £600

Sitting tenant (sale or purchase) - £150

Solar Panels (sale or purchase) which are leased (not owed outright) - £150

Split a title (on purchase) - £150

Statutory Declaration - £150

Transfer of Equity (over and above re-mortgage fee) - £300

Unclear Searches - £75

Unregistered Land - £250