

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)
Less than £100,000	£650	£750	£400	£400
£100,001 - £200,000	£700	£800	£450	£450
£200,001 - £300,000	£750	£850	£500	£500
£300,001 - £400,000	£800	£950	£550	£550
£400,001 - £500,000	£900	£1,050	£600	£600
£500,001 - £600,000	£1,000	£1,150	£650	£650
£600,001 - £700,000	£1,100	£1,250	£700	£700
£700,001 - £800,000	£1,200	£1,500	£750	£750
£800,001 - £900,000	£1,500	£1,500	£800	£800
£900,001 - £1,000,000	£1,500	£2,000	£850	£850
£1,000,001 - £2,000,000	£2,000	£2,500	£900	£900
£2,000,001 - £3,000,000	£2,000	£2,500	£1,000	£1,000

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

Add £190 to each fee (above) if Leasehold

Supplements (excluding VAT, currently 20%)

Sales and Purchases:

Payment Admin Fee - £40

Telegraphic Transfer fee - £25

For all transactions:

AML checks - £12 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 - £137.70

Lawyer Checker - £15

HMLR Plan - £3

HMLR Search - £3

Bankruptcy Search - £2 (per person)

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 sale - £125
- Additional title on a purchase - £150
- Adverse Possession - £300
- Arranging an Indemnity Policy - £85
- 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 report 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 – we are unable to undertake these transactions
- Buying or Selling with grant of new lease or lease extension - £350
- Criss Cross Lease - £400
- Dealing with 3rd Party Matrimonial Solicitor- £175
- Dealing with more than one lender (per additional lender) - £125
- Dealing with separately represented lenders - £150
- Dealing with more than one Solicitor on a transaction - £175
- Dealing with a Management Company on a freehold property - £125
- Dealing with more than one Management Company on a Leasehold property (per additional Management Company) - £100
- Declaration of Trust - £150
- Deed of Variation/Rectification - £300 (if also dealing with the lender to obtain their permission, an additional £135)
- Freehold transfer - £125
- Gifted Deposit - £60
- Help To Buy ISA - £50
- Help to Buy LISA - £50
- Help To Buy - £200
- House with Multiple Occupancy - £300
- Limited Company (residential property purchase/re-mtg) - £450 + £15 Companies House fee
- Non-Standard Undertaking - £95
- New build property - £500
- Occupiers Consent Deed - £50
- Official Receiver (dealing with trustee in bankruptcy) - £350
- Probate Sale - £160
- Right to buy - £185
- Shared Ownership - £400
- Shared Ownership & Staircasing - £600
- Sitting tenant (sale or purchase) - £150
- Solar panels (sale or purchase) which are leased (not owned outright) - £150
- Source of Funds (complex or international) - £200

Split a title (on purchase) - £150

Statutory Declaration - £175

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

Unclear Searches - £75

Unregistered Land - £275

Video call to certify client/giftor ID documents - £25