

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 £195 to each fee (above) if Leasehold

Supplements (excluding VAT, currently 20%)

Sales and Purchases:

Payment Admin Fee - £45

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 - £158.24

Lawyer Checker - £15

HMLR Plan - £3

HMLR Search - £3

Bankruptcy Search - £2 (per person)

LC5 check - £9.64

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

LC5 check - £9.64

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

Additional title on a sale - £125

Additional title on a purchase - £150

Adverse Possession - £300

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)*

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 - £75

Help To Buy ISA - £50

Help to Buy LISA - £50

Help To Buy - £200

House with Multiple Occupancy - £300

Indemnity Policy (arranging) - £85

Leases:

- Buying with grant of new lease - £250 (+ Leasehold Fee)
- Selling with grant of new lease - £150 (+ Leasehold Fee)
- Buying with lease extension - £350 (+ Leasehold Fee)
- Selling with lease extension - £285 (+ Leasehold Fee)
- Criss Cross Lease / Tyneside Lease - £200 (+ Leasehold Fee)

Lenders (dealing with):

- more than one lender (per additional lender) - £125
- separately represented lenders - £150

Limited Company (residential property purchase/re-mtg) - £450 + £15 Companies

House fee

Management Company:

- Dealing with a Management Company on a freehold property - £150
- Dealing with more than one Management Company on a Leasehold property (per additional Management Company) - £100

Non-Standard Undertaking - £95

New build property - £500

Occupiers Consent Deed - £60

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) - £175

Solicitors (dealing with):

- 3rd Party Matrimonial Solicitor- £175
- more than one Solicitor on a transaction - £175

Solar panels (sale or purchase) which are leased (not owned outright) - £150

Source of funds (complex) - £100

Source of funds (from overseas) - £200

Statutory Declaration / Statement of Truth (Preparing) - £150

Transfer of Part / Splitting the title – on a purchase - £200

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

Unclear Searches - £75

Unregistered Land - £300

Video call to certify client / giftor ID documents - £30

Providing a hard copy of conveyancing file - £25