

Atkinsons, solicitors  
Conveyancing fees 2022

**N.B.** We no longer offer conveyancing services to the general public only to existing clients.

All conveyancing work is undertaken by David Alan Trott (see details – Meet the team).

**SALE OF PROPERTY**

	Freehold	Leasehold
Up to	£475 + VAT £95.00	£575 + VAT £115.00
£150,001	£500 + VAT £100.00	£600 + VAT £120.00
£200,001	£510 + VAT £102.00	£610 + VAT £122.00
£250,001	£535 + VAT £107.00	£635 + VAT £127.00
£300,001	£600 + VAT £120.00	£700 + VAT £140.00
£400,001	£630 + VAT £126.00	£730 + VAT £146.00
£500,001	£685 + VAT £137.00	£785 + VAT £157.00
£600,001 and over	by negotiation	by negotiation
	<b>Disbursements:-</b>	<b>Disbursements:-</b>
	Office copy entries £6.00	Office copy entries £6.00
	Office copy documents per document £3.00	office copy documents per document £3.00
		To be ascertained from freeholder/ Management Company fees pre provision of replies to enquiry form (LPE1)/provision of sales pack

PURCHASE OF PROPERTY

Up to	£150,000	Leasehold	
£150,001	£200,000	£590 + VAT	£118.00
£200,001	£250,000	£610 + VAT	£122.00
£250,001	£350,000	£630 + VAT	£126.00
£350,001	£450,000	£680 + VAT	£136.00
£400,001	£550,000	£750 + VAT	£150.00
£550,001	£650,000	£815 + VAT	£163.00
£700,001 and over		£870 + VAT	£174.00
		by negotiation	
		<b>Disbursements:-*</b>	
		Local Search	£73.26
		Water & Drainage Search	£42.90
		H M L R Search with priority	£ 3.00
		Land Charges search	
		(per person)	£ 2.00
		Telegraphic Transfer fee	
		(per payment)	£ 18.00
		H M L R Registration fee - dependant	
		on value of property	
		LTT (stamp duty)** - dependant on value of	
		property	
		<u>Optional searches:-</u>	
		Environmental Search	£ 64.20
		Chancel Check Search	£ 24.00
		<b>Disbursements:-*</b>	
		Local Search	£73.26
		Water & Drainage Search	£42.90
		H M L R Search with priority	£ 3.00
		Land Charges Search	
		(per person)	£ 2.00
		Telegraphic Transfer fee	
		(per payment)	£18.00
		H M L R registration fee - dependant	
		on value of property	
		LTT (Stamp duty) **-- dependant on	
		value of property	
		<u>Optional searches:-</u>	
		Environmental Search	£ 64.20
		Chancel Check Search	£ 24.00

Flood Report	£ 37.80	Flood Report	£ 37.80
Coal Mining Search	£44.40	Coal Mining Search	£ 44.40

Freeholder/Management Company fees:-  
to be ascertained from freeholder/  
management company re receipt of notices,  
preparation/receipt of any Deed of Covenant,  
provision of any certificate compliant with  
restriction at HMLR

\*Search fees vary according to location of the property  
\*\* Land Transaction Tax (in Wales) is detailed at <https://beta.gov.wales/land-transaction-tax-calculator>; Stamp Duty Land Transaction Tax (in England) is detailed at <https://www.gov.uk/stamp-duty-land-tax>

REMORTGAGE OF PROPERTY

Up to £200,000  
£200,001 - £400,000  
£400,001 and over

£385 + VAT £77.00  
£480 + VAT £96.00  
by negotiation  
**Disbursements:-**  
Office copy entries £ 6.00  
Local Search £ 73.26  
Water & Drainage Search £ 42.90  
H M L R Search with priority £ 3.00  
Land Charges search (per person) £ 2.00  
Telegraphic Transfer fee (per payment) £ 18.00  
H M L R Registration fee - dependant on value of property  
Optional searches:-  
Environmental Search £ 64.20  
Chancel Check Search £ 24.00  
Flood Report £ 37.80  
Coal Mining Search £ 44.40

TRANSFER OF EQUITY & RE-MORTGAGE  
 Up to £200,000  
 £200,001 - £400,000  
 £400,001 and over

£480 +VAT £96.00  
 £530 + VAT £106.00  
 by negotiation

**Disbursements:-**

Office copy entries	£ 6.00
Local Search	£ 73.26
Water & Drainage Search	£ 31.80
H M L R Search with priority	£ 3.00
Land Charges search (per person)	£ 2.00
Telegraphic Transfer fee (per payment)	£ 18.00
H M L R Registration fee - dependant on value of property	
<u>Optional searches:-</u>	
Environmental Search	£ 64.20
Chancel Check Search	£ 24.00
Flood Report	£ 37.80
Coal Mining Search	£ 44.40

TRANSFER OF EQUITY & NO MORTGAGE  
 Up to £200,000  
 £200,001 - £400,000  
 £400,001 and over

£410 + VAT £82.00  
 £445 + VAT £89.00  
 by negotiation

**Disbursements:-**

Office copy entries	£ 6.00
Local Search	£ 73.26
Water & Drainage Search	£ 42.90
H M L R Search with priority	£ 3.00
Land Charges search (per person)	£ 2.00
Telegraphic Transfer fee (per payment)	£ 18.00
H M L R Registration fee - dependant on value of property	
<u>Optional searches:-</u>	
Environmental Search	£ 64.20
Chancel Check Search	£ 24.00
Flood Report	£ 37.80
Coal Mining Search	£ 44.40