McCormicks
SOLICITORS

RESIDENTIAL CONVEYANCING COSTS 2026/2027

PURCHASE PRICE	COSTS (PLUS VAT AND DISBURSEMENTS)
Up to £300,000	£1,250.00 - £1,500.00
Up to £500,000	£2,000.00
Up to £1,000,000	£2,500.00
Over £1,000,000	0.35% of purchase price

SALE PRICE	COSTS (PLUS VAT AND DISBURSEMENTS)
Up to £300,000	£950.00 - £1,250.00
Up to £500,000	£1,500.00
Up to £1,000,000	£2,000.00
Over £1,000,000	0.25% of purchase price

REMORTGAGES (PROPERTY VALUE)	COSTS (PLUS VAT AND DISBURSEMENTS)
Up to £500,000	£1,500.00
Over £500,000	£2,000.00

DISBURSEMENTS & POTENTIAL ADDITIONAL FEES

FOR PURCHASES:

DISBURSEMENTS (will be payable):	EXC. OF VAT
- Searches with relevant authorities (e.g. local, drainage, enviro)	Approx. £300.00
- Land Registry Searches	Approx. £15.00
- Land Registry registration fees	TBC
- CHAPS funds transfer fee	£40.00
- SDLT payable	TBC

- Indemnity insurance (if there is a gift involved) TBC

POTENTIAL ADDITIONAL FEES (fees chargeable when applicable)

- Leasehold properties £350.00
- Unregistered properties £450.00
- Newbuild properties £450.00
- Dealing with Transfers of Part £450.00
- Dealing with third parties (e.g. managing agents/advisors/third party solicitors) £300.00
- Dealing with a lender £200.00
- Dealing with a gift £200.00
- Drafting Declaration of Trust £300.00
- Drafting Deed of Variation £750.00
- Approving Deed of Variation £250.00
- Drafting Deed of Covenant £300.00
- Approving Deed of Covenant £300.00

FOR SALES:

DISBURSEMENTS (will be payable): **FEE EXC. OF VAT**

- Land Registry fees Approx. £15.00
- CHAPS funds transfer fee £40.00

POTENTIAL ADDITIONAL FEES (fees chargeable when applicable)

- Leasehold properties £300.00
- Unregistered properties £300.00

- Redemption fee (in respect of existing charge on title) £200.00
- Help to Buy redemption fee £350.00
- Dealing with third parties (e.g. advisors/third party solicitors) £300.00
- Drafting Deed of Variation £750.00
- Approving Deed of Variation £250.00
- Drafting Deed of Covenant £300.00
- Approving Deed of Covenant £250.00
- Drafting Transfer of Part £300.00

OTHER TRANSACTIONS	**COSTS PLUS VAT AND DISBURSEMENTS**
Auction Purchase	£2,500.00 - £3,500.00 up to £1 million and 0.5% over this
Transfer of Equity	£1,500.00
Equity Release	£2,000.00
Assent	£1,500 under £500,000 and £2,000 over this
Part Exchange	As per fee scale above for sale and purchase

There are some factors which will not be known until after the transaction commences which means that extra work is required. We will advise you about any additional fees if and when such issues arise.

However, the matters listed below are some of the situations that may arise for which additional fees will apply:

- There is a defect in title for example, the whole or part of the title has a possessory title or a title based on adverse possession.
- The title does not have necessary rights and requires us to prepare a statutory declaration (it is also likely that indemnity insurance will be required which you may have to pay if your buyer will not meet the cost).
- There is a lack of rights across third party land requiring a Deed of Easement.

- Advising on restrictive covenants if they are likely to affect your future use of the property.
- The property is subject to irregular boundaries.
- The property is subject to a private drainage and/or water supply.