

Purchase fees (September 2024)

Purchase Price	Net Legal Fee	VAT	Total Fee
Up to £100,000	£645.00	£129.00	£774.00
£100,001 - £150,000	£695.00	£139.00	£834.00
£150,001 - £200,000	£725.00	£145.00	£870.00
£200,001 - £250,000	£745.00	£149.00	£894.00
£250,001 - £300,000	£775.00	£155.00	£930.00
£300,001 - £350,000	£795.00	£159.00	£954.00
£350,001 - £400,000	£825.00	£165.00	£990.00
£400,001 - £450,000	£845.00	£169.00	£1014.00
£450,001 - £500,000	£875.00	£175.00	£1050.00
£500,001 - £600,000	£1045.00	£209.00	£1254.00
£600,001 - £700,000	£1145.00	£229.00	£1374.00
£700,001 - £800,000	£1245.00	£249.00	£1494.00
£800,001 - £900,000	£1345.00	£269.00	£1614.00
£900,001 - £1,000,000	£1445.00	£289.00	£1734.00
£1,100,001 - £1,200,000	£1645.00	£329.00	£1974.00
£1,200,001 - £1,300,000	£1745.00	£349.00	£2094.00
£1,300,001 - £1,400,000	£1845.00	£369.00	£2214.00
£1,400,001 - £1,500,000	£1945.00	£389.00	£2334.00

£1,500,001- £1,600,000	£2045.00	£409.00	£2454.00
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Fees for additional services

	Net legal fee	VAT	Total fee
Help to buy mortgage	£200.00	£40.00	£240.00
Help to buy ISA	£50.00	£10.00	£60.00
Lifetime ISA	£50.00	£10.00	£60.00
New build property	£150.00	£30.00	£180.00
Shared ownership property	£200.00	£40.00	£180.00
Limited Company	£150.00	£30.00	£180.00
TT fee	£25.00	£5.00	£30.00
Gifted deposit	£75.00	£15.00	£100.00
SDLT fee	£75.00	£15.00	£100.00
Building safety act	£300.00	£60.00	£360.00
Leasehold fee	£75.00	£15.00	£100.00

Other likely fees to third parties

Lite Search Pack including: - Enviro, Personal Local, Drainage, Mining Searches (essential if you are buying with a mortgage)	£201.00
Chancel Indemnity Insurance*	£15.78
Electronic ID fee	£4.80**
Bankruptcy Search	£2.00**
Land Registry Search	£3.00
Bank Transfer fee	£18.00
Land Registry fee	See table below
SDLT	See table below

*if there is a mortgage.

**per Name

Land registry fees

Purchase Price	Electronic Submission Fee	Paper Submission Fee
Up to £80,000	£20.00	£40.00
£80,001 - £100,000	£40.00	£80.00
£100,001 - £200,000	£95.00	£190.00
£200,001 - £500,000	£135.00	£270.00

Stamp duty land tax rates

Purchase Price	SDLT Rate	Additional Property Purchase Price	Higher SDLT Rate
Up to £125,000	Zero	Up to £125,000	3%
The next £125,000 (portion from £125,001 to £250,000)	2%	Over £125,000 to £250,000	5%
The next £675,000 (portion from £250,001 to £925,000)	5%	Over £250,000 to £925,000	8%

