

Commercial & Corporate Costs and Disbursements

(Costs and Disbursements are subject to VAT)

Please see the below tables for the average costs on the basis of a straightforward transaction (see page 2 for a non-exhaustive list of matters that means the matter is not straightforward).

SALE

Property Value	Freehold	Leasehold or Freehold Newbuild*
£0-£250,000	£950 - £1,200	£1,300 - £1,550
£250,001 - £500,000	£1,200 - £1,400	£1,550 - £1,750
£500,001 - £750,000	£1,400 - £1,550	£1,750 - £1,950
£750,0001 - £1,000,000	£1,550 - £1,800	£1,950 - £2,150
£1,000,000 +	From 0.18% of the sale price	From 0.215% of the sale price

*Please enquire directly if the property is a leasehold newbuild. The estimates do not include acting for the Help to Buy Equity Loan scheme.

Additional costs

Disbursements are costs charged by third parties and are necessarily incurred to progress your transaction. Disbursements can change depending on the specifics of a transaction. Generally, a sale of property will include;

- Official copies of the title documentation from Land Registry £30 or under
- Bank transfer fee per transfer £30
- Management pack from the landlord (if it a leasehold) range from £200 to £500
- Indemnity insurance (if required to correct a defect) £ Various

PURCHASE

Property Value	Freehold	Leasehold or Freehold Newbuild*
£0-£250,000	£1,000 - £1,250	£1,400 - £1,750
£250,001 - £500,000	£1,250 – £1,450	£1,750 - £2,100
£500,001 - £750,000	£1,450 - £1,750	£2,100 - £2,450
£750,0001 - £1,000,000	£1,750 - £2,050	£2,450 - £2,800
£1,000,000 +	From 0.205% of the purchase	From 0.28% of the purchaseprice

Additional costs

Disbursements can change depending on the specifics of a transaction. Generally, a purchase of property will include;

- Search fees £400 approximately
- Bank transfer fee per transfer £30
- HM Land Registry fee see [Land Registry's fees](#) for details.
- Stamp Duty Land Tax see the [Government's SDLT Calculator](#) for details
- Miscellaneous disbursements £20-£30

By way of a non-exhaustive list, our fee estimate may be affected if the transaction:

- Involves unregistered land
- Is a sale of a listed building
- Includes private drainage
- Is urgent i.e., exchange or completion is targeted for less than 28 days from us receiving either your instructions on a sale or the contract pack from the other side on a purchase.
- Includes multiple titles
- Concerns a tenanted or otherwise occupied property
- Requires us to correct a defect in the legal title, other issues with the title or otherwise satisfy a mortgagor's requirements
- Involves agricultural land
- Does not complete on the contractual completion date or there is another breach of the sale agreement
- Requires consent from a third party
- Involves particularly complex title documents

For cost information about Lease Extensions, Re-mortgages or Transfers of Property/Equity, please contact us directly.