

A GUIDE TO THE CONVEYANCING PROCESS AND OUR FEES

Remortgage of a freehold or leasehold residential property

Our fees are calculated by reference to the time spent on the matter by members of the firm and details of the hourly rates of the relevant individual members of the property team will be provided to you at the outset.

The fees involved will depend upon a number of factors including the purchase price, the location, the tenure (freehold or leasehold), whether registered or unregistered, the complexity of the transaction, the number and importance of documents to consider and the urgency required to complete.

Dependent upon, the location, complexity and urgency, fees, will vary. However, as an example, a remortgage of a freehold property at £250,000 for private individuals the estimated fees would cover all of the work required to complete your remortgage/mortgage, including dealing with registration at the Land Registry.

Conveyancer's fees and disbursements

- Legal fee £500-£750 plus VAT
- Search fees £350 approximately (please note that some searches are subject to VAT) if required
- HM Land Registry fee £40.00 - £80.00 (this is dependent upon whether the property is already registered at Land Registry)
- HM Land Registry Searches of £2.00 plus VAT per person and £3.00 plus VAT per title number
- Electronic money transfer fee £30 plus VAT

- If the property is leasehold it will be necessary to obtain information from the managing agents or management company and as soon as we are aware of this cost we will advise you. However, they are generally in the region of £300-£500 plus VAT

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Additional fees

There may be circumstances where the fees may change (the list below is not exhaustive).

- A remortgage/mortgage in the name of a Company
- Arranging indemnity insurance
- The legal title is defective
- There are issues with building regulation approval or planning permission

How long will my remortgage/mortgage take?

The average process takes between 4–6 weeks but it can be quicker or slower, depending on the circumstances.