RESIDENTIAL CONVEYANCING FEES

Last updated 12th October 2026

For details of our charging structure in relation to various types of transaction, please click on the links below.

Sale of a Freehold Property
Sale of a Leasehold Property
Purchase of a Freehold Property
Purchase of a Leasehold Property
Additional Fees
Fee Earner Hourly Rates

Our costs assume that: -

- this is a standard transaction, and no unforeseen matters arise including, for example (but not limited to) a defect in the title which requires rectifying prior to completion or the preparation of additional documents ancillary to the main transaction;
- the transaction is concluded in a timely manner, and no unforeseen complications arise;
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties involving documentation; and
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required and the disbursement charge is per policy.

Sale of a Freehold Property

Our costs cover all of the work required to complete the sale of your home and are based on the total of two parts: -

Part 1 – Our Legal Fees

These are fees that you pay us for acting in your sale. They are calculated based on the value of the property. Please refer to the following table for what we would charge on your particular matter.

Sale Price	Fees	VAT (20%)	Total
Up to £300,000	£750 - £1075	£140 - £215	£840 - £1290
£300,001 - £500,000	£1075- £1275	£215 - £255	£1290 - £1530
£500,001 - £750,000	£1275 - £1525	£255 - £305	£1530 - £1830
£750, 001 and over	£1525 +	£305 +	£1830 +

For sales above £750,001 up to £3 Million, our legal fees are based on a number of factors. This would again include the value of the property, the complexity of the legal title and any planning matters. We would use the hourly rate of the fee earner who would be dealing with the matter as a guide in providing you with an estimate.

Part 2 – Disbursements

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursement on your behalf to ensure a smoother process.

The following disbursements would be applicable to the sale of a freehold property: -

- Land Registry Title Register and Plan - £14.00 per title (only applicable for registered land);
- Other Land Registry documents - £7.00 per document (if required);
- Anti-Money Laundering Search Fee - £6.20 incl VAT per name;
- Administration Charge for Bank Telegraphic Transfer Fee - £35.00 plus VAT (£42.00 in total). This is required to send money to redeem any charges secured on your property;
- Thirdfort Search - £18.94 plus £3.79 (VAT) = £22.73 per name;
- Lawyer Check Search (as may be required) - £24.00 plus VAT (£28.80 in total).

To obtain an estimated total cost, please refer to the figures and information given in Parts 1 and 2 and if you require any assistance, guidance or clarification, please do not hesitate to telephone us on 02476 448585, 02476 633044 or email enquiries@hammonssolicitors.co.uk

Sales at Auction

We charge an additional fixed rate of £500.00 plus £100.00 (VAT at 20%) l) for preparing an Auction Pack and a further £250.00 plus VAT (£300.00 in total) for attending an auction in the Coventry area as your legal representative.

Our fees for acting in any subsequent sale would be in accordance with the value of the property as set out in our table of fees.

Sale of a Leasehold Property

Our costs cover all of the work required to complete the sale of your home and are based on the total of two parts: -

Part 1 – Our Legal Fees

These are fees that you pay us for acting in your sale. They are calculated based on the value of the property. Please refer to the following table for what we would charge on your particular matter.

Sale Price	Fees	VAT (20%)	Total
Up to £300,000	£900 - £1300	£180 - £260	£1080 - £1560
£300,001 - £500,000	£1300 - £1750	£260 - £350	£1560 - £2100
£500,001 - £750,000	£1750 - £2250	£350 - £450	£2100 - £2700
£750, 001 and over	£2250 +	£450+	£2700 +

For sales above £750,001 up to £3 Million, our legal fees are based on a number of factors. This would again include the value of the property, the complexity of the legal title and any planning matters. We would use the hourly rate of the fee earner who would be dealing with the matter as a guide in providing you with an estimate.

Part 2 – Disbursements

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursement on your behalf to ensure a smoother process.

The following disbursements would be applicable to the sale of a leasehold property: -

- Land Registry Title Register and Plan - £14.00 per title (only applicable for registered land);
- Other Land Registry documents - £6.00 per document (if required);
- Anti-Money Laundering Search Fee - £6.20 incl VAT per name;
- Administration Charge for Bank Telegraphic Transfer Fee - £35.00 plus VAT (£42.00 in total). This is required to send money to redeem any charges secured on your property;
- Thirdfort Search - £18.94 plus £3.79 (VAT) = £22.73 per name;
- Lawyer Check Search (as may be required) - £24.00 plus VAT (£28.80 in total);
- Leasehold Management Pack – this is completed by the managing agents/management company who manage the development which your property forms party of. Often the fee is between £150.00 plus VAT (£180.00 in total) to £300.00 plus VAT (£350.00 in total). This fee varies from property to property and can, on occasions, be more than this range. We can give you an accurate figure once we have been informed of the same.

To obtain an estimated total cost, please refer to the figures and information given in Parts 1 and 2 and if you require any assistance, guidance or clarification, please do not hesitate to telephone us on 02476 448585, 02476 633044 or email enquiries@hammonssolicitors.co.uk

Sales at Auction

We charge an additional fixed rate of £500.00 plus £100.00 (VAT at 20%) l) for preparing an Auction Pack and a further £250.00 plus VAT (£300.00 in total) for attending an auction in the Coventry area as your legal representative.

Our fees for acting in any subsequent sale would be in accordance with the value of the property as set out in our table of fees.

Purchase of a Freehold Property

Our costs cover all of the work required to complete the purchase of your new home including dealing with the registration at HM Land Registry, the payment of Stamp Duty Land Tax (if applicable) if the property is in England or Land Transaction Tax if the property is in Wales.

Our costs are based on three parts: -

Part 1 – Our Legal Fees

These are the fees that you pay us for acting in your purchase. They are calculated on the value of the property. Please refer to the following table for what we would charge for your particular matter.

Purchase Price	Fees	VAT	Total
Up to £300,000	£750 - £1200	£150 - £240	£900 - £1440
£300,001 - £500,000	£1200 - £1550	£240 - £310	£1440 - £1860
£500,001 - £750,000	£1550 - £2250	£310 - £450	£1860 - £2700
£750, 001 and over	£2250 +	£450 +	£2700 +

For purchases above £750,001 up to £3 Million, our legal fees are based on a number of factors. This would again include the value of the property, the complexity of the legal title and your finance arrangements. We would use the hourly rate of the fee earner who would be dealing with the matter as a guide in providing you with an estimate.

Part 2 – Disbursements

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursement on your behalf to ensure a smoother process.

The following disbursements would be applicable to the purchase of a freehold property: -

- Search Pack - £277.60 incl VAT. The search pack includes the Local Authority Search, Water & Drainage Search, Coal Mining Search, Environmental Search and a Chancel Repair Liability Indemnity Insurance Policy;
- Land Registry Search - £7.00 per title (for registered land);
- Bankruptcy Search - £6.00 per name;
- Anti-Money Laundering Search Fee - £6.20 incl VAT per name;
- Administration Charge for Bank Telegraphic Transfer Fee - £35.00 plus VAT (£42.00 in total). This is required to send money to redeem any charges secured on your property;
- Thirdfort Search - £18.94 plus £3.79 (VAT) = £22.73 per name;
- Lawyer Check Search (as may be required) - £24.00 plus VAT (£28.80 in total);
- Land Registration Fee – this is payable to the Land Registry to register the property in your name following completion. The fee is based on the value of the property as follows: -

Value	Fee
£0 - £80,000	£20.00
£80,000 - £100,000	£40.00
£100,001 - £200,000	£100.00
£200,001 - £500,000	£150.00
£500,001 - £1million	£295.00
Over £1million	£500.00

If you are purchasing a new build property or the property has not been registered previously, the fee will be double as the transaction is a first registration.

- If the property is unregistered, we are required to carry out a Search of the Index Map (£4.00) as well as Land Charge Searches (£2.00 per name).

Part 3 – Stamp Duty Land Tax/Land Transaction Tax

This depends on the purchase price of the property and you can calculate the amount you would need to pay by using HMRC's website or, if the property is located in Wales, by using the Welsh Revenue Authority's website.

To obtain an estimated total cost, please refer to the figures and information given in Parts 1 and 2 and if you require any assistance, guidance or clarification, please do not hesitate to telephone us on 02476 448585, 02476 633044 or email enquiries@hammonssolicitors.co.uk

Purchase of a Leasehold Property

Our costs cover all of the work required to complete the purchase of your new home including dealing with the registration at HM Land Registry, the payment of Stamp Duty Land Tax (if applicable) if the property is in England or Land Transaction Tax if the property is in Wales.

Our costs are based on three parts: -

Part 1 – Our Legal Fees

These are the fees that you pay us for acting in your purchase. They are calculated on the value of the property. Please refer to the following table for what we would charge for your particular matter.

Purchase Price	Fees	VAT (20%)	Total
Up to £300,000	£950 - £1375	£190 - £275	£1140 - £1650
£300,001 - £500,000	£1375 - £1900	£275 - £380	£1650 - £2280
£500,001 - £750,000	£1900 - £2500	£380 - £500	£2280 - £3000
£750, 001 and over	£2500 +	£500 +	£3000 +

For purchases above £750,001 up to £3 Million, our legal fees are based on a number of factors. This would again include the value of the property, the complexity of the legal title and your finance arrangements. We would use the hourly rate of the fee earner who would be dealing with the matter as a guide in providing you with an estimate.

Part 2 – Disbursements

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursement on your behalf to ensure a smoother process.

The following disbursements would be applicable to the purchase of a freehold property: -

- Search Pack - £277.60 incl VAT. The search pack includes the Local Authority Search, Water & Drainage Search, Coal Mining Search, Environmental Search and a Chancel Repair Liability Indemnity Insurance Policy;
- Land Registry Search - £7.00 per title (for registered land);
- Bankruptcy Search - £6.00 per name;
- Anti-Money Laundering Search Fee - £6.20 incl VAT per name;
- Administration Charge for Bank Telegraphic Transfer Fee - £35.00 plus VAT (£42.00 in total). This is required to send money to redeem any charges secured on your property;
- Thirdfort Search - £18.94 plus £3.79 (VAT) = £22.73 per name;
- Lawyer Check Search (as may be required) - £24.00 plus VAT (£28.80 in total);

- Land Registration Fee – this is payable to the Land Registry to register the property in your name following completion. The fee is based on the value of the property as follows: -

Value	**Fee**
£0 - £80,000	£20.00
£80,000 - £100,000	£40.00
£100,001 - £200,000	£100.00
£200,001 - £500,000	£150.00
£500,001 - £1million	£295.00
Over £1million	£500.00

- If you are purchasing a new build property or the property has not been registered previously, the fee will be double as the transaction is a first registration.
- If the property is unregistered, we are required to carry out a Search of the Index Map (£4.00) as well as Land Charge Searches (£2.00 per name);
- With leasehold properties, other fees will apply which include notice of transfer and charge fee, deed of covenant fee and certificate of compliance fee. In addition, there will be apportionments of ground rent and service charge to be paid. These fees vary from property to property and we can give you an accurate figure once we have sight of your specific documents.

Part 3 – Stamp Duty Land Tax/Land Transaction Tax

This depends on the purchase price of the property, and you can calculate the amount you would need to pay by using HMRC's website or, if the property is located in Wales, by using the Welsh Revenue Authority's website.

To obtain an estimated total cost, please refer to the figures and information given in Parts 1 and 2 and if you require any assistance, guidance or clarification, please do not hesitate to telephone us on 02476 448585, 02476 633044 or email enquiries@hammonssolicitors.co.uk

Additional Fees

Additional Fees	**Fees**	**VAT (20%)**	**Total**
Unregistered Freehold & Leasehold	£150.00	£30.00	£180.00
Help to Buy ISA/Lifetime ISA (per person)	£80.00	£16.00	£96.00
New Build Purchase	£250.00	£50.00	£300.00
Gifted Deposit	£75.00	£15.00	£90.00
Purchase Subject to Existing Tenancies	£150.00	£30.00	£180.00
Third-Party Solicitor Transaction	£100.00	£20.00	£120.00
Request File from Storage	£50.00	£10.00	£60.00
Tenant on Sale/Purchase/Re-Mortgage	£150.00	£30.00	£180.00
Bespoke Indemnity Insurance	£75.00	£15.00	£90.00
Company Purchase with a Mortgage	£350.00	£70.00	£420.00
Other Charges			
Voluntary First Registration (with title deeds)	£300.00	£60.00	£360.00
Voluntary First Registration (reconstruction of title deeds)	£650.00	£130.00	£780.00
Re-Mortgage	£650.00	£130.00	£780.00
Re-Mortgage with Transfer	£1000.00	£200.00	£1200.00
Transfer with no Mortgage or Re-Mortgage	£750.00	£150.00	£900.00

Fee Earner Hourly Rates

The fee earners that currently deal with residential property matters are: -

Mr Michael Hammon – Solicitor	Qualified 1964	Hourly Rate £200.00 + VAT
Mr Nick Williams – Solicitor	Qualified 2001	Hourly Rate £275.00 + VAT
Mrs Natalie Gregory – Solicitor	Qualified 2010	Hourly Rate £250.00 + VAT
Miss Rhian Downes MCILEx - Deputy Head of Conveyancing		Hourly Rate £190.00 + VAT
Mrs Kim Doig – Conveyancing Assistant		Hourly Rate £190.00 + VAT
Damian J Plant - Consultant Solicitor	Qualified 1982	Hourly Rate £280.00 + VAT
Lani Watkins	Trainee Solicitor	Hourly Rate £140.00 + VAT

VAT Charged at 20%