

Conveyancing

Pricing Information

The information below is a general indication of the typical costs involved in buying or selling a residential property.

Buying residential property in England and Wales (conveyancing)

Buying and selling property is often referred to as conveyancing. It means the process to transfer the legal ownership of a property from a seller to a buyer.

Our legal experts are on hand to represent you at all stages during the conveyancing process.

What does it cost?

Here are our prices for representing people when they are buying a residential property.

Our prices include charges for our legal representation, and other charges that are mandatory and that we will need to pay on your behalf during the process.

Our prices are estimated as in some cases, additional searches may be required, or may increase depending on the property, in particular whether any defects in title arise.

Our legal fees

Fee type	Cost
Representation during all stages of the conveyancing process for freehold properties for prices up to £1million (excluding new build properties). Our fees vary depending on the type of property being purchased and the purchase price.	From £1,794 to £2,724 (including VAT at 20%)

Other additional fees - those in bold apply every time

Additional work	Fee excluding VAT	VAT at 20%	Total including VAT
Search Acumen fee for SDLT/LTT submission	£6	£1.20	£7.20
Search Acumen fee for Land Registry submission	£6	£1.20	£7.20

Additional work	Fee excluding VAT	VAT at 20%	Total including VAT
Preparing and filing SDLT/LTT forms	£75	£15	£90
Unregistered title	£450	£90	£540
Arranging Indemnity Insurance (per policy)	£60	£12	£72
Dealing with third party including lawyers	£250 minimum (figure to be advised)	£50	£300
Drafting key undertaking	£125	£25	£150
Help to Buy ISA scheme (per ISA/Lifetime ISA)	£50	£10	£60
Preparing Deed of Covenant	£200	£40	£240
Preparing delcarations including solvency/statutory declarations	£150 minimum (figure to be advised)	£30	£180
Property subject to solar panel lease	£350	£70	£420
Repaying additional charges (per charge)	£100	£20	£120
Removal of HTB charge	£950	£190	£1,140
Property with management company (freehold)	£350	£70	£420

For leasehold properties

Additional work	Fee excluding VAT	VAT at 20%	Total including VAT
Obtaining landlord consent	£175	£35	£210
Obtaining new/replacement share certificate and lost share indemnity form/stock transfer form	£75	£15	£90
Building Safety Act requirements	£1,000	£200	£1,200

Additional compliance fees

Item	Fee excluding VAT	VAT at 20%	Total including VAT
Compliance fee – per Individual	£35	£7	£42
Compliance fee – per company/entity	£75	£15	£90
Compliance fee – per international search	£150	£30	£180
Electronic money transfer fee – per CHAPS	£35	£7	£42
Electronic money transfer fee – per Faster Payment	£20	£4	£24
Money transfer fee – per cheque	£5	£1	£6

Disbursements

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

This list is not exhaustive, and other disbursements may apply depending on the specific property and transaction.

Fee type	Cost
Standard property search fees (variable according to property and local authority and see also above on Search Acumen our search provider)	From £200 - £800 (plus VAT)
Land Registry pre-completion search fees	£7 per title
Land Registry pre-completion bankruptcy search fees	£6 per name
Land Registry fee (variable according to the purchase price of the property and whether it is a part of a registered title)	Between £20 to £1,105
Lenders online portal administration fee (where applicable) (estimated)	£50 plus VAT (estimated)
Fee for leasehold information (payable to landlord for leasehold properties)	Varies depending on the landlord – often around £350-£450 (plus VAT)
Notice of transfer fee (payable to landlord for leasehold properties)	Usually set out in the lease – often the fee is around £50 - £100 (plus VAT)
Certificate of compliance fee (payable to landlord for leasehold properties)	Often the fee is between £75 and £125 (plus VAT)
Deed of covenant fee (payable to a management company)	Usually set out in the title documents - often the fee is between £100 - £150 plus VAT

Example

Purchase of freehold house (not a new build) for £250,000 with a mortgage by two private individuals as a replacement private residence in England – base level fees with no further additional fees required.

Item	Fee excluding VAT	VAT at 20%	Total including VAT
Higgs LLP legal fees - purchase	£1,495	£299	£1,794
Higgs LLP legal fees – prep of SDLT forms	£75	£15	£90
Higgs LLP – compliance fees for two individuals	£70	£14	£84
Higgs LLP fee for electronic money transfer - CHAPS	£35	£7	£42
Property search fees (estimated)	£600	£120	£720
Lender's portal admin fee (estimated)	£50	£10	£60
Search Acumen fee for SDLT submission	£6	£1.20	£7.20
Search Acumen fee for Land Registry submission	£6	£1.20	£7.20
SDLT (assuming no surcharge)	£2,500	n/a	£2,500
Land Registry pre-completion searches (assuming one whole title)	£7	n/a	£7
Land Registry – bankruptcy searches for two names	£12	n/a	£12
Land Registry fee to register purchase (assuming one whole title)	£150	n/a	£150
TOTAL	£5,006	£467.40	£5,473.40

Mortgages/remortgages/equity release

We can also assist you in a standalone mortgage or remortgage of a residential property, or if you wish to consider an equity release arrangement. Our estimated fees for these services are set out below.

Fee type	Cost
Representation during all stages of the standalone mortgage process for freehold properties for loans up to £1million. Our fees vary depending on the type of mortgage and the amount being borrowed.	From £1,224 to £1,800 (including VAT at 20%)

Disbursements and further fees relating to mortgages/remortgages/equity release

This will vary depending on the lender's requirements but generally this will be the same as those anticipated when purchasing a property (examples on page 6).

How much is Stamp Duty Land Tax/Land Transaction Tax?

If you buy a property or land over a certain price in England or Wales, when you complete the purchase, you need to pay either:

- Stamp Duty Land Tax (if the property is in England), or
- Land Transaction Tax (if the property is in Wales)

The amount you will need to pay depends on factors including the purchase price of your property. You can calculate the amount you will need to pay by using the [Stamp Duty Land Tax calculator](#) (if the property is in England) or the [Land Transaction Tax calculator](#) (if the property is in Wales).

Surcharges apply if the purchase of the property is not the purchase of a replacement private residence by private individuals(s).

How long does it take?

It depends on a number of factors. For example, if there are a number of parties in your property chain it is likely to take longer compared to someone who is a chain-free buyer. On average the whole process can take at least 16 weeks and often longer.

What are the main stages involved?

There are a number of stages, all of which may vary according to the circumstances of your property purchase. Our experts can represent you during each stage, as follows.

Pre-contract

After you have made an offer on the property, we will prepare the legal documents you need to transfer ownership of the property to you.

The seller will prepare a contract for this which will include the selling price and legal details about the property. The seller will also provide title information about the property and other information such as any planning restrictions. Before you sign the contract, we will find information for you about the property, including through searches with the local authority and verifying the seller's ownership of the property.

If the property is leasehold, we will review the lease and any related documents.

We can advise you about how to get a full property survey at this stage and can also receive documents from your mortgage provider if you will be using one.

Exchange of contracts

When you and the property seller are happy to agree to the contract you will both sign, and we will arrange for copies to be sent to each other alongside arrangements for paying the deposit to the seller – often this is 10% of the purchase price.

Before completion

We will make sure that everything is ready for you, including checking the legal documents to transfer ownership, making arrangements for the transfer of your funds to the seller, and completing final Land Registry checks.

Completion

We will continue to oversee the process during the completion stage to make sure things progress as smoothly as possible. This includes making sure you receive the legal documents that prove your new ownership.

After completion

We will apply to register the change of ownership with the Land Registry and pay your Stamp Duty Land Tax or Land Transaction Tax (subject to receipt of cleared funds from you).

Factors that may mean an increase in fees

Every transaction is different and there are many factors which may lead to an increase in our fees, for example:

- if legal title to the property is defective or part of the property is unregistered
- if we discover building regulation approvals or planning permissions have not been obtained
- if essential documents we request from you are not provided
- if other parties to the transaction in the chain behave unreasonably or cause delays.

Assumptions

All our fees assume that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying 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 are no unreasonable delays from any parties in providing documentation or otherwise
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Further sources of information

The websites below have useful information about buying and selling your home.

<https://www.gov.uk/buying-a-home>

[Legal Choices](#) | [Legal Choices](#)

Selling residential property in England and Wales - what does it cost?

Here are our prices for representing people when they are selling a residential property.

Our prices include charges for our legal representation, and other charges that are mandatory and that we will need to pay on your behalf during the process.

Our prices are estimated as in some cases additional fees may be required, depending on the property, and in particular whether any defects in title arise.

Fee type	Cost
<p>Representation during all stages of the conveyancing process for freehold properties for property prices up to £1million.</p> <p>Our fees vary depending on the type of property being sold and the sale price.</p>	<p>From £1,476 to £2,268 (including VAT at 20%)</p>

Other additional fees - those in bold apply every time

Additional work	Fee excluding VAT	VAT at 20%	Total (including VAT)
Search Acumen fee for TA6 Suite	£12	£2.40	£14.40
Unregistered title	£450	£90	£540
Arranging Indemnity Insurance (per policy)	£60	£12	£72
Dealing with third party including lawyers	£250 minimum (figure to be advised)	£50	£300
Drafting key undertaking	£125	£25	£150

Continued...

Help to buy ISA scheme (Per ISA/lifetime ISA)	£50	£10	£60
Preparing Deed of Covenant	£200	£40	£240
Preparing declarations including solvency/statutory declarations	£150 minimum (figure to be advised)	£30	£180
Property subject to solar panel lease	£350	£70	£420
Repaying additional charges (per charge)	£100	£20	£120
Removal of HTB charge	£950	£190	£1,140
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For Leasehold properties			
Obtaining landlord consent	£175	£35	£210
Obtaining new/replacement Share Certificate and lost Share Indemnity Form/Stock Transfer Form	£75	£15	£90
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Additional compliance fees

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Compliance fee - per international search	£150	£30	£180
Electronic money transfer fee - per CHAPS	£35	£7	£42
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Money transfer - per cheque	£5	£1	£6

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. This list is not exhaustive, and other disbursements may apply depending on the specific property and transaction.

Fee type	cost
Land Registry information	£14 per title (register and plan)
Estimated total for the proce of a freehold house with a mortgage with a property price of £250,000	See example below

Example

Sale of freehold house at a price of £250,000 with a mortgage by two private individuals – base level fees with no further additional fees required.

Item	Fee excluding VAT	VAT at 20%	Total including VAT
Higgs LLP legal fees – sale	£1,230	£246	£1,476
Higgs LLP – compliance fees for two individuals	£70	£14	£84
Higgs LLP fee for electronic money transfer – CHAPS – transfer funds to lender to redeem mortgage	£35	£7	£42
Higgs LLP fee for electronic money transfer – CHAPS – net sale proceeds to sellers	£35	£7	£42
Search Acumen for– TA6 Suite	£12	£2.40	£14.40
Land Registry fee for title information - assuming one title	£14	n/a	£14
Total	£1,396	£276.40	£1,672.40

How long does it take?

It depends on a number of factors. For example, if there are a number of parties in your property chain it is likely to take longer compared to someone who is a chain-free buyer. On average the whole process can take least 16 weeks and often longer.

What are the main stages involved?

There are a number of stages, all of which may vary according to the circumstances of your property purchase. Our experts can represent you during each stage, as follows...

Pre-contract

After you have made an offer on the property, we will prepare the legal documents you need to transfer ownership of the property to your buyer.

We will prepare a contract for this which will include the selling price and legal details about the property. We will provide title information about the property and any other relevant information such as any planning restrictions.

If the property is leasehold, we will review the lease and any related documents. We will apply for a seller's leasehold information pack from your landlord and if necessary, we will apply for your landlord's consent to transfer the lease to your buyer.

You will need to complete various forms to provide information about the property to your buyers. We will guide you through this process.

Exchange of contracts

When you and the property buyer are happy to agree to the contract you will both sign, and we will arrange for copies to be sent to each other. We will make arrangements to collect a deposit from the buyer - often this is 10% of the sale price.

Before completion

We will make sure that everything is ready for completion of your sale, including checking the legal documents to transfer ownership and making arrangements with any lender for the repayment of any mortgage.

Completion

We will continue to oversee the process during the completion stage to make sure things progress as smoothly as possible.

After completion

After the repayment of any mortgage on the property and payment of the agent's fees, we will arrange to transfer the net sale proceeds to your bank account.

Factors that may mean an increase in fees

Every transaction is different and there are many factors which may lead to an increase in our fees – for example:

- if legal title to the property is defective or part of the property is unregistered
- if we discover building regulation approvals or planning permissions have not been obtained
- if essential documents we request from you are not provided
- if other parties to the transaction in the chain behave unreasonably or cause delays.

Assumptions

All our fees assume that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying 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 are no unreasonable delays from any parties in providing documentation or otherwise
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Further information

The websites below have useful information about buying and selling your home

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[Legal Choices](#) | [Legal Choices](#)



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If you would like a printed copy of this document, please get in touch and we will send one to you.

About us

Our Residential Real Estate team has significant experience in dealing with residential conveyancing.

Our Team Leader heads up a team of six members, many of whom have been working in this area for many years.

We always make sure that our people are supported and supervised appropriately so that the quality of advice is not affected, regardless of who is working on your residential conveyancing matter. Team members who are not legally qualified have between three and 36 years' experience - they have received extensive training and work under the direct supervision of a Solicitor with at least five years' post-qualification experience.

Jen Hicks-Jones is the Head of the Real Estate team and is the person with overall responsibility for supervision of all our residential conveyancing matters.

We have a proven track record in achieving successful outcomes for our clients.

Gurvinder Kehel - Team Leader

Gurvinder is the Head of our Residential Real Estate Team with over 25 years' experience in residential conveyancing. Gurvinder qualified as a solicitor in 1994, after graduating from the University of Staffordshire and then completing the Legal Practice Course at the University of Wolverhampton. Gurvinder completed his training contract at Murria Solicitors Limited in Birmingham and worked at various firms before joining the firm in 2007.

Vikki Seal- Conveyancing Executive

Vikki is a Conveyancing Executive within the Residential Real Estate team. She primarily deals with sales of residential properties, having joined the firm in 2018. Vikki has over seven years' experience of residential conveyancing at Higgs LLP and prior to joining the firm, she worked at Shoosmiths as a plot conveyancer for four years.

Joanne Howell - Legal Assistant

Jo is a Legal Assistant within the Residential Real Estate team and has over 36 years' experience of working within both commercial and residential conveyancing teams at various firms in Birmingham. Jo has supported our Residential Real Estate team since 2019.

Samantha McHugo - Conveyancing Executive

Sam is a Conveyancing Executive within the Residential Real Estate team and primarily deals with sales of residential properties, having joined the firm in 2021. Sam has over 20 years' experience of residential conveyancing and prior to joining Higgs LLP she worked at various local firms and was a team leader at Thursfields for several years.

Matthew Hanson - Conveyancing Executive

Matt is a Conveyancing Executive within the Residential Real Estate team and has over 7 years' experience in residential conveyancing. Matt joined the Higgs LLP in 2025, having previously worked at HCR Law. Matt is studying towards a CLC qualification.

Dan Gaffey – Conveyancing Executive

Dan is a Conveyancing Executive within the Residential Real Estate team and he has over 10 years' experience in residential conveyancing. Dan has an ACILEX qualification and is continuing his CILEX studies. Dan joined Higgs LLP 2025, having previously worked at Enoch Evans, Gardner, Iliff & Dowding and Conveyancing Direct.

Kirandeep Kaur – Legal Assistant

Kiran is a Legal Assistant within the Residential Real Estate team at Higgs LLP and has over 3 years' experience working within residential conveyancing teams at various firms in the West Midlands. Kiran has supported our residential property team since 2025.