

Conveyancing – additional fees you might need to pay

You may be charged for additional fees for additional work and services over and above the legal work in a free standard legal fee conveyancing case.

Your conveyancer will discuss your needs with you and get your consent to proceed before any fees are charged.

The table below includes some of the most common.

Additional work	Additional fee - all fees are subject to VAT
Admin fee to order documents/leases referred to in office copies	£10 + document costs
Applying a Declaration of Trust	£195
Checking and approving an existing solar panel lease	£90
Completing biometric identification checks	£10 per applicant
Completing electronic identification checks	£6 per applicant
Completing tenement property (Scotland) (on non-fast track cases only)	£75
Dealing with independent solicitor	£130 per hour
Dealing with independent solicitors (to send purchase monies only)	£40
Deed of Guarantee	£150
Deed of Postponement	£195 per deed
Drafting Enduring Power of Attorney	£95
Drafting a matrimonial separation agreement	£50
Drafting a matrimonial waiver	£15
Drafting Assured Shorthold Tenancy	£95
Drafting RX3/RX4 forms	£50
First Registration at Land Registry	£125 + additional Land Registry fee payable above £50 for remortgage and full fee for transactional
Forwarding a copy title information document / updated registers of title to borrower	£20
Forwarding pre-registration deeds and documents (at borrowers request)	£10
Freehold purchase fee	£195 + Land Registry fees, searches or stamp duty land tax
Insolvency check/Investigating bankruptcy entries per case	£30
Investigating the title to additional land	£45
Landlord or Management companies	Variable cost - Any notice fee payable to the landlord or management company in accordance with the terms of the lease/transfer
Leasehold extension	£350
Leasehold supplement (where full lease check required)	£165
Letters of Postponement from the Ministry of Defence or Local Authorities on Right to Buy cases	£50 per letter
Obtaining a letter of undertaking re: search (Scotland)	£15
Obtaining a letter of undertaking re: title (Scotland)	£50
Obtaining a bespoke indemnity insurance policy	£45 + policy premium
Obtaining/processing a change of name deed/marriage certificate or verifying the borrowers name or address to Land Registry	£10
Pending reposessions	£150
Processing an overpayment received from a previous lender not due to the fault of the panel firm	£25
Purchasing a further share in a shared ownership property	£195
Redeeming and discharging an Islamic finance loan	£195
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Redeeming an existing Help to Buy mortgage	£75
Registering a 3rd party transfer of title	£100 + any additional Land Registry fees, searches or Land and Buildings Transaction Tax admin fee
Removing a tenancy in common restriction	£50
Removal of third and subsequent charges	£30 per charge

Additional work (continued)	Additional fee - all fees are subject to VAT
Removing a personal charge	£150
Returning a mortgage advance to a lender when completion delayed by borrower	£25 + Telegraphic transfer fee
Reversing legal completion	up to £390
Review of Building Safety Certificates FRA	£15
Review of Building Safety Certificates EWS1	£15
Satisfy and remove a restriction/caution/inhibition	£150
Satisfying a special condition in the mortgage offer	£90 per hour
Shared ownership leases	£195 + any additional Land Registry fees, searches or stamp duty land tax
Simple Declarations of Trust	£195
Sourcing a shortfall over £1,000	£25
Split off from parent title/creation of servitude rights/burdens (Scotland)	£195
Stamp Duty Land Tax admin fee	£75
Telegraphic transfer of surplus funds to the borrower	£20.83
Telegraphic transfer to redeem each existing charge	£20.83
Title deeds storage fee (Scotland)	£75
Transfer of Equity	£245 + any additional Land Registry fees, searches or Land and Buildings Transaction Tax admin fee