THOMPSON ALLEN

Residential Conveyancing

Price Information (October 2025)

Our costs for residential conveyancing, including sales, purchases and re-mortgages are fixed and quoted at the outset, according to the table shown below, subject to the assumptions set out below.

We send every client a written quote by email, if possible, at the outset and this should be adhered to unless there are extenuating circumstances such as information coming to light which was not provided at the time of the quote, or any of the assumptions set out below proving to be incorrect.

The expenses you will need to pay to cover payments to third parties are also shown in the table below.

Service information

Residential Conveyancing - Purchase

The work will consist of the following:

a) Taking your instructions and providing you with initial advice together with our quote for fees and disbursements.
b) Opening your file and sending out our initial papers for your completion and return.
c) Checking finances are in place to fund purchases and contacting your lender's solicitors if applicable.
d) Receiving and advising you on the legal pack and contract.
e) Obtaining further planning documentation, if required.
f) Investigating the title to the property, to include;
    i. carrying out searches with respect to title and local government information for the property; and
    ii. reviewing replies given by the seller to pre-contract enquiries.
g) Negotiating the purchase contract.
h) Negotiating the transfer document.
i) Advising you in respect of your mortgage offer (if any).
j) Preparing a report on title.
k) Sending the final contract to you for signature.
l) Agreeing the completion date (date from which you own the property).
m) Exchanging contracts and notify you that this has happened.
n) Arranging for all monies needed to be received from lender and you.
o) Transferring funds by telegraphic transfer to the seller's solicitors and completing the purchase.
p) For property in England, calculating the Stamp Duty Land Tax (SDLT) payable and preparing and submitting to HM Revenue and Customs the appropriate SDLT form. For property in Wales, calculating the Land Transaction Tax (LTT) payable and preparing and submitting to the Welsh Revenue Authority the appropriate LLT forms.
q) Dealing with payment of SDLT or LTT to the applicable tax authority.
r) Apply to the Land Registry to register the purchase (and mortgage if applicable).
s) On completion of registration, sending you a copy of your title documents with our closing letter.

Residential Conveyancing - Sale

The work will consist of the following:

a) Taking your instructions and providing you with initial advice together with our quote for fees and disbursements.

b) Preparing and agreeing amendments to the sale contract.
c) Obtaining up-to-date Land Registry entries for your property and providing transaction forms to be completed by you.
d) Obtaining any relevant planning permissions or other documents relating to the property.
e) If the property is leasehold, obtaining a management pack from the landlord or managing agents and forwarding this to the buyer's solicitors.
f) Receiving the buyer's solicitors' enquiries, advising you on these and assisting you with your replies.
g) Approving the transfer document.
h) Providing you with the documents required for signature to include the Contract, Transfer Deed and any other required documents.
i) Agreeing a completion date – this will be the date on which you complete your sale.
j) Exchanging contracts and notifying you that this has happened.
k) Completing the sale on the completion date.
l) Redeeming any existing mortgages on the property.
m) Settling your estate agent's commission account and accounting to you for the net sale proceeds.

<u>Residential Conveyancing – Re-mortgage</u>

The work will consist of the following:

a) Taking your instructions and providing you with initial advice together with our quote for fees and disbursements.
b) Asking you to complete a re-mortgage questionnaire.
c) Obtaining a copy of the legal title and any other relevant documents from the land registry including the lease, where applicable.
d) Where the property is leasehold, obtaining a limited management pack from the freeholder/managing agents.
e) Obtaining the searches as required by the lender, or if agreed by your lender, obtaining no search indemnity insurance.
f) Checking the legal title, lease (if applicable), management pack and search results are acceptable to the lender.
g) Obtaining a redemption statement from your current lender, if applicable.
h) Reporting to you on the new mortgage terms and the search results and sending you the mortgage deed for signature and return.
i) Obtaining the mortgage advance from your new mortgage lender.
j) Obtaining a redemption statement from your old mortgage lender and paying off the old mortgage on completion of the remortgage.
k) Conducting pre-completion Land Registry searches.
l) Preparing a completion statement showing any monies due to you or from you.
m) Registering the new mortgage at the Land Registry and send you a copy of the updated Title Register and a copy to the new lender if required.
n) Notifying the managing agents/freeholder of the change of lender (if applicable).

In all cases, the quoted price is based on the following assumptions:

- Parties with whom we are dealing will be represented by competent professional advisers;
- The property is currently registered under a single title at the Land Registry with no defects in title;
- The purchase will be on the basis of an unconditional contract and the property is acquired with vacant possession;

- completion takes place on the date agreed in the contract;
- In leasehold matters:
  - third parties such as managing agents and landlords provide reasonable and timely assistance;
  - there is no absent landlord;
  - the length of the term granted by the lease for the property does not need extending;
  - The lease does not require any other amendments due to a defect which is unacceptable to the you, your lender or the buyer.

We reserve the right to make an additional charge where the assumptions above are not correct and where there are any unexpected difficulties. For example, if there is a defect in the title which would require the preparation of additional documents or if we need to apply for consent from a third party or where an indemnity insurance is needed. We will discuss with you any defects or problems as they become apparent and before undertaking any work which would cause you to incur any additional costs.

We also reserve the right to make additional charges if protracted correspondence is necessary in order to obtain satisfactory source of funds evidence and information from you.

Our conveyancing team is made up of qualified solicitors, licenced conveyancers and experienced conveyancing paralegals. The team is supervised by the two partners of the firm who between them have over 30 years of conveyancing experience.

Thompson Allen Residential Conveyancing Tariffs (October 2025)

Conveyancing fees (all subject to VAT @ 20%)	**Sale / Purchase**	**Remortgage**
£1 to £400,000	£1,100.00	£650.00
£400,001 to £600,000	£1,200.00	£700.00
£600,001 to £800,000	£1,300.00	£750.00
£800,001 to £1,000,000	£1,600.00	Price on request
£1,000,001 to £1,500,000	£1,800.00	Price on request
£1,500,001 and above	Price on request	Price on request

Additional Fees – Sale	£
Leasehold sale fee	£400.00 plus VAT
Leasehold affected by Building Safety Act – Starting at:	£200.00 plus VAT, according to complexity
Shared Ownership Lease	£500.00 plus VAT

Mortgage Redemption Fee	£80.00 plus VAT
Dealing with Unregistered Title	£350.00 plus VAT
Arranging Indemnity Insurance (per policy)	£75.00 plus VAT
Completing less than 5 working days after exchange	£100.00 plus VAT
Bank Transfer Fee	£40.00 plus VAT
Deed of Variation of Lease as part of Sale – Starting from:	£200.00 plus VAT, according to complexity
Preparing/Amending a Statutory Declaration – Starting from:	£250.00 plus VAT, according to complexity
Disposing of a share of freehold	£200.00 plus VAT
Redeeming a Help to Buy mortgage	£200.00 plus VAT
Administering a service charge retention	£250.00 plus VAT
Selling a property on a managed estate – Starting from:	£100.00 plus VAT, according to complexity
Additional Fees – Purchase and remortgage	£
Leasehold purchase fee	£400.00 plus VAT
Leasehold affected by Building Safety Act – Starting from:	£200.00 plus VAT, according to complexity
Stamp Duty Land Tax Form	£75.00 plus VAT
Acting for Mortgage Lender	£100.00 plus VAT
Telegraphic Transfer Fee	£40.00 plus VAT
Completing less than 5 working days after exchange	£100.00 plus VAT
Gifted deposit	£150.00 plus VAT
Arranging Indemnity Insurance (per policy)	£75.00 plus VAT
Shared Ownership Lease	£500.00 plus VAT
Dealing with Unregistered Title	£350.00 plus VAT
New Build Property (fixed completion date)	£300.00 plus VAT

New Build Property (off plan purchase)	£400.00 plus VAT
Drafting a Deed of Covenant – Starting from:	£100.00 plus VAT, according to complexity
Deed of Variation of Lease as part of purchase – Starting from:	£200.00 plus VAT, according to complexity
Preparing/Amending a Statutory Declaration – Starting from:	£250.00 plus VAT, according to complexity
Dealing with a post-completion retention	£250.00 plus VAT
Dealing with freehold management company	£300.00 plus VAT
Acquiring share of freehold	£200.00 plus VAT
Providing an electronic report on title	£15 plus VAT
Buying a property on a managed estate – Starting from:	£100.00 plus VAT according to complexity

Payments to Others - Sale	£
Land Registry official copies (per copy)	£7.00 plus VAT
Managing agent's costs (average cost £300 plus VAT where applicable)	Variable
Compliance certificate fee to comply with a restriction on registered title) (estimated)	£150.00 plus VAT

Payments to Others - Purchase and Remortgage	£
ID verification (per new client) (estimated)	£22.00 inclusive of VAT
Land Registry Registration fee (no VAT)	See LR Scale fees
Land Registry priority search fee	£7.00 plus VAT
Bankruptcy search (per person)	£6.00 plus VAT
Searches Pack (Brighton): Regulated Local Authority search, drainage and water search, environmental report, chancel liability insurance (estimated)	£250.00 Including VAT
Notice of charge/ transfer (estimated per charge and transfer)	£150.00 plus VAT

Share certificate fee on transfer of share of freehold (estimated)	£150.00 plus VAT
Compliance certificate fee to comply with a restriction on registered title) (estimated)	£150.00 plus VAT
Stamp Duty Land Tax (England)	See HMRC calculator
Land Transaction Tax (Wales)	See Welsh Revenue Authority calculator