

Batchelor Sharp – Conveyancing Fees

Please note:

- Fees shown here are correct as at September 2025.
- Fees set out here are a guide and an estimate of what will be payable. See also the separate Standard Addition Fees sheet that sets out other fees that may apply depending on the circumstances of your transaction.
- Fees include postage and telephone calls
- The fees we charge for the work we do are set out in the table below.
- Additional costs that we have to pay on your behalf (disbursements/recharges) are set out separately below the fees.
- The searches that are required will depend on the property you buy and the requirements of any lender.
- We use a search provider for our local searches which are personal local searches. Occasionally lenders may require an official local search from the Local Authority and if that is the case we will let you know the cost.
- We appreciate this is a lot of information and a full fees quote will be given on request.
- VAT is stated at the current rate (20%) correct at time of production. If VAT or any other tax rate is imposed before completion we reserve the right to alter your bill accordingly in line with current legislation.

FEES

PURCHASE

Up to £300,000	£1,100.00 plus VAT of £220.00 + disbursements/recharges
£301,000 to £500,000	£1,150.00 plus VAT of £230.00 + disbursements/recharges
£501,000 to £750,000	£1,200.00 plus VAT of £240.00 + disbursements/recharges
£751,000 to £999,000	£1,250.00 plus VAT of £250.00 + disbursements/recharges
Above £1,000,000	Please ask
Plus:	
Stamp Duty Land Tax Return Completion	£50.00 plus VAT of £10
Deeds Handling Fee (refundable if collected)	£50.00 plus VAT of £10

NB:

Shared Ownership Leasehold Purchases

Help to Buy Purchases

Minimum of £1,500 plus VAT of £300 +
disbursements/recharges

Minimum of £1,500 plus VAT of £300 +
disbursements/recharges

SALE

Up to £300,000

£301,000 to £500,000

£501,000 to £750,000

£751,000 to £999,000

Above £1,000,000

£1,075.00 plus VAT of £215.00 + disbursements/recharges

£1,150.00 plus VAT of £230.00 + disbursements/recharges

£1,200.00 plus VAT of £240.00 + disbursements/recharges

£1,250.00 plus VAT of £25.00 + disbursements/recharges

Please ask

Plus:

Redemption of first Mortgage

Redemption of further charges

Removal of restriction from title

£nil

£95.00 plus VAT of £19.00 (per additional charge)

£95.00 plus VAT of £19.00 (per restriction)

NB:

Shared Ownership Leasehold Sales

Help to Buy Sales

Minimum of £1,500 plus VAT of £300 +
disbursements/recharges

Minimum of £1,500 plus VAT of £300 +
disbursements/recharges

LEASEHOLD (PURCHASE AND SALE)

Up to £150,000

£150,001 to £300,000

£301,000 to £500,000

Above £501,000

£1,125.00 plus VAT of £225.00 + disbursements/recharges

£1,150.00 plus VAT of £230.00 + disbursements/recharges

£1,220.00 plus VAT of £244.00 + disbursements/recharges

Please ask

REMORTGAGE

Up to £150,000
£150,001 to £300,000
£301,000 to £500,000
Above £501,000

£900.00 plus VAT of £180.00 + disbursements/recharges
£1,000.00 plus VAT of £200.00 + disbursements/recharges
£1,100.00 plus VAT of £220.00 + disbursements/recharges
Please ask

TRANSFER OF EQUITY

£1,200.00 plus VAT of £2400.00 + disbursements/recharges

ALL TRANSACTIONS

Bank transfer fee
ID Check and Admin Fee
Onboarding Fee

£35.00 plus VAT of £7.00 (per transfer)
£25.00 plus VAT of £5.00 (per person)
£30.00 plus VAT of £6.00

DISBURSEMENTS/RECHARGES (SAMPLE)

Purchase/Remortgage

Search pack 1 (Local Authority, Drainage and Water,
Environmental and Climate Searches)

£226.00 plus VAT of £45.20

Search pack 2 (Local Authority, Drainage and Water,
Environmental and Climate Searches, Coal Mining Report)

£264.33 plus VAT of £52.87

Chancel Repair Insurance

Less than £250,000	£15
£251,000 to £500,000	£19
£510,000 to £750,000	£24
Over £751,000	Please ask

Land Registry Pre-Completion Search	£7 plus VAT of £1.40	
Land Registry Bankruptcy Search	£6 plus VAT of £1.20 (per name x 2)	
HM Land Registry Registration Fees (no VAT)	£0 - £80,000	£45
	£80,001 - £100,000	£95*
	£100,001 - £200,000	£230*
	£200,001 - £500,000	£330*
	£500,001 - £1,000,000	£655*
	£1,000,001+	£1,105*
**Stamp Duty Land Tax (SDLT)	Up to £125,000	0%
	£125,001 to £250,000	2% of value
	£250,001 to £925,000	5% of value
NB: Corporate bodies purchasing residential properties over £500,000 pay 15% of value	£925,001 to £1,500,000	10% of value
	Over £1,500,001	12% of value

Sale

Official copies of title	Approx £35 plus VAT of £7 (depending on title)
Land Registry Bankruptcy Search	£6 plus VAT of £1.20 (per name)

* The HM Land Registry Registration Fee will be considerably less if the property is already registered at HM Land Registry

** SDLT is set out above at standard rate. In many cases higher rate applies which is 3% above standard rate. If you satisfy the first-time buyer rules, SDLT is currently 0% up to £300,000. We will advise accordingly once instructed.