

2021 Fee List

Residential property

Value of Property Sales based on 7 hours work at a fixed fee (Hourly Rate £220 and £180)  
 Mortgage = Add £50 per Charge  
 Leasehold = Add £200  
 New Build = Add £200 Purchases based on 8 hours  
 Mortgage = Add £100  
 Leasehold = Add £200  
 New Build = Add £200  
 Help to Buy ISA add £50

Company Purchase with  
 Mortgage Add £150

£0 - £159,999	£950	£1050
£160,000 - £199,999	£1050	£1150
£200,000 - £249,999	£1150	£1250
£250,000 - £299,999	£1250	£1350
£300,000 - £399,999	£1350	£1450
£400,000 - £499,999	£1450	£1550
£500,000 - £599,000	£1550	£1650
£600,000 - £799,000	£1650	£1750
£800,000 - £999,999	£1750	£1850
£1m - £2m	£1850	£1950
£2m plus	c.£1950	c.£2250

Search Fees – Example Exeter yet to be completed – through Onesearch

Official Search	£104.00
Regulated Local Search (£.0) VAT	£0.0
SWW Drainage & Water Search (£.0) VAT	£0.0
Enviro Search	£51.00
Mining Search Tin (where recommended)	tbc
Mining Search Tin & Clay (where recommended)	tbc
Mining Search (where recommended)	tbc
Mundic Assessment (where recommended)	tbc
Land Registry Official Copies Title Plan or Document £3.00 - £0.60 VAT	£3.60
Land Charges Bankruptcy £2.00 per name	£2.40
Land Charges Official Search £3.00	£3.60
Land registry Index Map Search (if required see fee schedule)	below
Fee to prepare and submit an SDLT Stamp Duty Land Tax Return £10.00 £2 VAT	£12.00
Chancel Liability Indemnity Insurance (If there has been no Land Registry disposal pre 2012)*	£18.94



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Hourly Rate PWB = £220 Hourly Rate SM = £180

A straightforward purchase of a freehold property with a value not exceeding £500,000, with a mortgage, will usually require 5 to 10 hours work. At an average hourly rate of £220 per hour that would mean a legal fee of £1,100 to £2,200 plus VAT and expenses

A straightforward sale of a freehold property with a value not exceeding £500,000, will usually require 5 to 10 hours work. At an average hourly rate of £220 per hour that would mean a legal fee of £1,100 to £2,200 plus VAT and expenses.

## Other Matters

Attendance - ID1 for external client – we will not provide this service	
Assent Registered	£1000 + VAT
Assent unregistered	£1250 + VAT
Auction Pack (prepare)	£1250 + VAT
Auction Pack (perusal and Report) 75% of the fixed fee	
Declaration of Trust – stand alone	£950 + VAT
Declaration of Trust – inclusive in matter	£450 + VAT
Deed of Gift	£500 + VAT
Deed of Easement dependent upon circumstances calculate hourly rate	
Deed of Grant dependent upon circumstances calculate hourly rate	
Equity Release	£1250 + VAT
Matrimonial Transfer (or inter family/relationship)	£1000 + VAT
Matrimonial Transfer (or as above) with Mortgage (new and redemption)	£1250 + VAT
Re-Mortgage no searches (ie No Search Insurance)	£950 + VAT
Re-Mortgage with searches	£1250 + VAT

Oath fees – Swear fees – please ask for the information sheet and fee list

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Residential property  
Land Registry Fees Scale 1

<b>Value or amount</b>	<b>Apply by post</b>	<b>Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title</b>	<b>Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title</b>	<b>Voluntary first registration (reduced fee)</b>
<b>0 to £80,000</b>	£40	£20	£40	£30
<b>£80,001 to £100,000</b>	£80	£40	£80	£60
<b>£100,001 to £200,000</b>	£190	£95	£190	£140
<b>£200,001 to £500,000</b>	£270	£135	£270	£200
<b>£500,001 to £1,000,000</b>	£540	£270	£540	£400
<b>£1,000,001 and over</b>	£910	£455	£910	£680

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Residential property

<b>Value or amount</b>	<b>Apply by post</b>	<b>Apply using the portal or Business Gateway, for transfers of whole, charges of whole, transfers of charges and other applications of whole of registered titles</b>	<b>Apply using the portal or Business Gateway for registration of transfers of part, and all other Scale 2 applications that do not affect the whole of a registered title</b>
<b>0 to £100,000</b>	£40	£20	£40
<b>£100,001 to £200,000</b>	£60	£30	£60
<b>£200,001 to £500,000</b>	£80	£40	£80
<b>£500,001 to £1,000,000</b>	£120	£60	£120
<b>£1,000,001 and over</b>	£250	£125	£250

## Copies and official copies fees

Form	Type of application	Apply by post	Apply in person	Apply using portal or Business Gateway
EX2	Official copy of an exempt information document	£7 per copy	£7 per copy	£3 per copy
HC1	Copy of an historical edition of a registered title (only when held electronically)	£7 per register, title plan or both	Not available	£3 per register for the register only £7 per title plan or for a single application for both the register and title plan
OC1	Official copy of a register or title plan (other than a commonhold common parts register and title plan). Where title number is not known, the fee for the provision of the copy will cover the cost of the provision of the title number, no additional fee will be payable	£7 per copy	£7 per copy	£3 each per copy
OC1	Form CI certificate of inspection of title plan	£7 per certificate	not available	£7 per certificate
OC1	Official copy of a commonhold common parts register and title plan	£7 per set (one register and one title plan)	£7 per set (one register and one title plan)	£3 per set (one register and one title plan)
OC2	Official copy of a document	£7 per document	£7 per document	£3 per document

## Official searches fees

Form	Type of application	Apply by post	Apply in person	Apply using portal or Business Gateway
HR3	Official search by mortgagee in respect of home rights	£7 per search	Not available	£3 per search
OS1	Official search of whole with priority against a registered title or a pending application for first registration	£7 per search	£7 per search	£3 per search
OS2	Official search of part with priority against a registered title	£7 per search (only if a plot number and the date of the current approved estate plan are quoted or a suitable plan is provided)	Not available	£3 per search (only if a plot number and the date of the current approved estate plan are quoted or a suitable plan is provided)
OS2	Official search of part with priority against a pending application for first registration	£7 per search (only if a suitable plan is provided)	Not available	£3 per search
OS3	Official search of whole without priority against a registered title	£7 per search	£7 per search	£3 per search
OS3	Official search of part without priority against a registered title	£7 (only if a plot number and the date of the current approved estate plan are quoted or a suitable plan is provided)	Not available	Not available

## Other fees

Form	Type of application	Apply by post	Apply in person	Apply using portal or Business Gateway
	Access day list information	Not available	Not available	Free
PIC	Inspection (including making a copy) of a register or title plan (other than a commonhold common parts register and title plan) or caution plan	Not available	£7 each	£3 each
PIC	Inspection (including making a copy) of the register and title plan of a commonhold common parts title	Not available	£7 per set (one register and one title plan)	£3 per set (one register and one title plan)
PIC	Inspection (including making a copy) of a document	Not available	£7 per document	£3 per document
PN1	Search of the index of proprietors' names (where permitted)	£11 per name £11 per name by fax (account holder only)	Not available	Not available
SIF	Official search of the index of relating franchises and manors	£7 per administrative area	£7 per administrative area	£3 per administrative area
SIM	Official search of the index map	Where no or not more than 5 registered titles are disclosed: £4 Where more than 5 registered titles are disclosed: £4 for the first 5 titles; and £2 for every 10 titles or up to 10 titles thereafter	Not available	Where no or not more than 5 registered titles are disclosed: £4 Where more than 5 registered titles are disclosed: £4 for the first 5 titles; and £2 for every 10 titles or up to 10 titles thereafter