Latimer Hinks SOLICITORS

Residential Property Fee Guide

May 2026

This guide sets out Latimer Hinks' fees and the typical third-party costs for residential conveyancing, covering the purchase and sale of freehold and leasehold property and the related work that can arise. No two transactions are alike, so we will always give you a written estimate tailored to your circumstances at the outset, and we will tell you promptly if anything comes to light that affects our charges.

All of our fees are subject to VAT at 20%. Third-party costs are shown including VAT where it applies.

1. Our fees

Our fees are based on the value of the property and its tenure and apply to both purchases and sales. VAT is charged at 20% of the fee.

Property value	Freehold		Leasehold	
	Fee	VAT	Fee	VAT
Up to £125,000	Up to £950	Up to £190	£1,195	£239
£125,001 – £175,000	£950 – £1,195	£190 – £239	£1,195 – £1,395	£239 – £279
£175,001 – £250,000	£1,195 – £1,295	£239 – £259	£1,395 – £1,495	£279 – £299
£250,001 – £500,000	£1,295 – £1,650	£259 – £330	£1,495 – £1,750	£299 – £350
£500,001 – £800,000	£1,650 – £2,050	£330 – £410	£1,750 – £2,600	£350 – £520
£800,001 – £850,000	0.30% of value	20% of fee	0.35% of value	20% of fee
£850,001 and above	By property and instructions, minimum 0.30%	20% of fee	By property and instructions, minimum 0.35%	20% of fee

2. Additional work

Some transactions involve extra work. Where any of the following apply, these charges are added to our fee.

Matter	Additional charge (plus VAT)
Unregistered title	£150
New build property	£250
Property on a managed estate	£100 – £200
Help to Buy ISA / Lifetime ISA	£50
Help to Buy equity mortgage	From £200
Sale of a property with a Help to Buy mortgage	£150
Discharge of a second mortgage	£100
Declaration of Trust	£150 – £200
Preparation of a Statutory Declaration	£100 – £200
Lender with separate legal representation	£500
Simultaneous transfer of a freehold, or of a share in the freehold title	£500

3. Disbursements

Disbursements are payments we make to third parties on your behalf. The most common are listed below.

Item	Digital	Paper
Identity verification (per person)	**£18.00** £15.00 + VAT £3.00	—
Lawyer Checker fee	**£21.60** £18.00 + VAT £3.60	—
Land Registry priority search (OS1/OS2)	**£8.40** £7.00 + VAT £1.40	**£13.20** £11.00 + VAT £2.20
Bankruptcy search	**£7.20** £6.00 + VAT £1.20	**£8.40** £7.00 + VAT £1.40
Office copies (title and plan)	**£16.80** £14.00 + VAT £2.80	**£13.20** £11.00 + VAT £2.20
Office copies (title, plan and one other document)	**£25.20** £21.00 + VAT £4.20	**£39.30** £33.00 + VAT £6.60

Bank transfer fees

Transfer	Charge (including VAT)
Telegraphic transfer, transactions over £250,000	£30.00
Telegraphic transfer, transactions under £250,000	£6.00
BACS transfer under £100,000	No charge

4. Search packs

Our search packs combine the searches most purchases need. Prices depend on the local authority for the property.

Search pack	Darlington Council	NYCC (Richmondshire)	Durham County Council
Pack 1 Drainage & Water and Local	**£285.70 inc VAT** £238.08	**£394.42 inc VAT** £328.68	**£335.50 inc VAT** £279.58
Pack 2 Drainage & Water, Local and Environmental	**£368.02 inc VAT** £306.68	**£476.74 inc VAT** £397.28	**£417.82 inc VAT** £348.18
Pack 3 Drainage & Water, Local and Coal Mining	**£356.86 inc VAT** £297.38	**£465.58 inc VAT** £387.98	**£406.66 inc VAT** £338.88
Pack 4 Drainage & Water, Local, Coal Mining and Environmental	**£433.18 inc VAT** £360.98	**£541.78 inc VAT** £451.48	**£482.98 inc VAT** £402.48

5. HM Land Registry fees

Registration fees are set by HM Land Registry, depend on the value of the property and are not subject to VAT. We apply online through the portal wherever possible, which carries the lower fee.

Scale 1

Value	Post	Portal	Lease / Transfer	Voluntary first registration
£0 – £80,000	£45	£20	£45	£30
£80,001 – £100,000	£95	£40	£95	£70
£100,001 – £200,000	£230	£100	£230	£170
£200,001 – £500,000	£330	£150	£330	£250
£500,001 – £1,000,000	£655	£295	£655	£495
£1,000,001 and over	£1,105	£500	£1,105	£830

Scale 2

Value	Post	Portal (whole)	Portal (part)
£0 – £100,000	£45	£20	£40
£100,001 – £200,000	£70	£30	£70
£200,001 – £500,000	£100	£45	£100
£500,001 – £1,000,000	£145	£65	£145
£1,000,001 and over	£305	£140	£305

6. Stamp Duty Land Tax

Most purchases in England attract Stamp Duty Land Tax (SDLT), payable on each slice of the price within the bands below. Buyers who will own more than one residential property after completion, such as buy-to-let and second-home buyers, pay the higher rates.

Portion of the price	Standard rate	Buy-to-let / second home rate
Up to £125,000	0%	5%
£125,001 – £250,000	2%	7%
£250,001 – £925,000	5%	10%
£925,001 – £1.5 million	10%	15%
Over £1.5 million	12%	17%

Reliefs are available for first-time buyers, and a further 2% applies to buyers who are not UK resident. You can check your own position with HMRC's SDLT calculator. Our fees do not include specific tax advice, which we can provide by separate arrangement.

7. Your residential property team

Name	Role
Robert Steer	Solicitor & Head of Department
Jane Mafham-Jackson	Solicitor - Residential Property
James Du	Solicitor - Residential Property
Jaspreet Gill	Solicitor Apprentice - Residential Property

To discuss your transaction or request a tailored estimate, call us on **01325 341500** or email **lh@latimerhinks.co.uk**.