

Wragg Mark Bell Solicitors Conveyancing fees October 2026

SALE & PURCHASE			
	Total	Legal Fees (exc VAT)	VAT (20%)
up to £100k	£1,230.00	£1,025.00	£205.00
100,001 - 125,000	£1,365.00	£1,137.50	£227.50
125,0001 - 150,000	£1,425.00	£1,187.50	£237.50
150,001 - 175,000	£1,485.00	£1,237.50	£247.50
175,001 - 200,000	£1,515.00	£1,262.50	£252.50
200,001 - 250,000	£1,710.00	£1,425.00	£285.00
250,001 - 300,000	£1,785.00	£1,487.50	£297.50
300,001 - 350,000	£1,980.00	£1,650.00	£330.00
350,001 - 400,000	£2,220.00	£1,850.00	£370.00
400,001 - 500,000	£2,370.00	£1,975.00	£395.00
500,001 - 600,000	£2,460.00	£2,050.00	£410.00
600,001 - 700,000	£2,550.00	£2,125.00	£425.00
700,001 - 800,000	£2,670.00	£2,225.00	£445.00
800,000 - 900,000	£2,790.00	£2,325.00	£465.00
900,001 - 1,000,000	£2,880.00	£2,400.00	£480.00
1,000,001 – 2,000,000	£3,315.00	£2,762.50	£552.50
2,000,001 – 3,000,000	£3,780.00	£3,150.00	£630.00
3,000,001 – 4,000,000	£4,245.00	£3,537.50	£707.50
4,000,001 – 5,000,000	£4,725.00	£3,937.50	£787.50

Land Registration Fees (if the property is unregistered the fee below will increase, your fee earner will advise you of the fee to be paid)
(No VAT Payable)

Property Value	Fee
£0 - 80,000	£20.00
£80,001 - £100,000	£40.00
£100,001 - £200,000	£100.00
£200,001 - £500,000	£150.00
£500,000 - £1,000,000	£295.00
£1,000,001 and over	£500.00

Transfer & Re-mortgage

	Total	Legal Fee (exc VAT)	VAT (20%)
Transfer	£2,250.00	£1,875.00	£375.00
RM	£975.00	£812.50	£162.50
Transfer & RM	£1,350.00	£1,125.00	£225.00

Additional Costs

Additional Title Fee	£70.00 £58.33 + VAT (£11.67)
Application for Possessory Title	£480.00 £400 + VAT (£80.00)
Onboarding Fee	£16.80 £14.00 + VAT (£2.80)
Archive fee	£6.00 £5 +VAT (£1.00)
Arranging bespoke Indemnity Insurance	£70.00 £58.33 + VAT (£11.67)
Auction Pack Preparation to enter into sale of property (further fees would apply once the property is sold)	£860.00 £716.67 + VAT (£143.33)
Auction Pack Purchase – to review auction pack ahead of auction (further fees would apply once property has exchanged)	£700.00 £583.33 + VAT (£116.67)
Auction Exchange Deadline – 28 days	£500.00 £416.67 + VAT (£83.33)
Bridging Loan	£1250.00 £1041.67 + VAT (£208.33)
Company Purchase Fee	£200.00 £166.67 + VAT (£33.33)
Company Lender Service Fee	£300.00 £250.00 + VAT (£50.00)
Companies House Charge Submission Fee	£20.00 £16.67 + VAT (3.33)
Curwen Leases	£70.00 £58.33 + VAT (£11.67)
Dealing with a Third Party on Your Behalf	£200.00 £166.67 + VAT (£33.33)
Declaration of Trust Fee	£400.00 £333.33 + VAT (66.67) TBC on document review

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Deed of Covenant Fee	£200.00 £166.67 + VAT (£33.33)
Deed of Easement Fee	From £600.00 From £500.00 + VAT (£100)
Deeds Postage	£15.00 £12.50 + VAT (£2.50)
Deed of Variation Fee	From £480.00 From £400.00 + VAT (£80.00)
Duplicate correspondence (e.g Matrimonial split, probate matters)	£200.00 £166.67 + VAT (£33.33)
Expedition of Land Registry application	£120.00 £100.00 + VAT (£20.00)
Freehold Management Company Fee	£200.00 £166.67 + VAT (£33.33)
Gifted Deposit Fee (per giftor)	£100.00 £83.33 + VAT (16.67)
Grade II Listed Buildings	£135.00 £112.50 + VAT (£22.50)
Help to Buy Equity Loan Fee	£250.00 £208.33 + VAT (£41.67)
HTB Forces Loan	£120.00 £100.00 + VAT (£20.00)
Help to Buy ISA Fee	£60.00 £50.00 + VAT (£10.00)
International ID Verification Fee	£16.80 £14.00 + VAT (£2.80)
Key Undertaking Fee	£165.00 £137.50 + VAT (£27.50)
Land Registry submission fee	£6.00 £5.00 + VAT (£1.00)
Leasehold Management Fee	£400.00 £333.33 + VAT (£66.67)

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Lender Service Fee	£150.00 £125.00 + VAT (£25.00)
Lifetime ISA Fee	£100.00 £83.33 + VAT (16.67)
Local Occupancy Restriction	£180.00 £150.00 + VAT (£30.00)
Low-cost ownership	£180.00 £150.00 + VAT (£30.00)
New Build Fee (including Transfer of Part)	£350.00 £291.67 + VAT (£58.33)
Occupiers Consent	£70.00 £58.33 + VAT (£11.67)
Redemption of second charges/additional mortgages (per charge)	£135.00 £112.50 + VAT (£22.50)
Reposessed Properties	£500.00 £416.67 + VAT (£83.33)
Septic Tank Investigation Fee/ Private Drainage	£300.00 £250.00 + VAT (£50.00)
Share of Freehold Fee	£400.00 £333.33 + VAT (66.67)
Shared Ownership / Equity Fee	£350.00 £291.67 + VAT (£58.33)
Sitting Tenants	£265.00 £220.83 + VAT (£44.17)
Solar Panels Fee	£330.00 £275.00 + VAT (£55.00)
Special Delivery Post	Tracked £15 Special Del £25
Stamp Duty	£6.00 £5.00 + VAT (£1.00)
Statement of Truth	£120.00 From £100.00 + VAT (£20.00)

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Transfer of Part – Sale	£500.00 £416.67 + VAT (£83.33)
Transfer of Part – Purchase	£300.00 £250.00 + VAT (£50.00)
Tyneside Lease	£300.00 £250.00 + VAT (£50.00)
Undertaking (non-standard)	£135.00 £112.50 + VAT (£22.50)
Unregistered Title	£360.00 £300.00 + VAT (60.00)

Disbursements

The disbursements will not be applicable to everyone, please ask the fee earner who is dealing with your file to confirm.

Purchase Disbursements	Fee
Searches (Highways, Water & Drainage & Local Authority) This may vary depending on the searches you order and the location of the property	£185.00 (No VAT payable)
4 Stamp (SDLT Calculation Fee)	£30.00
Stamp Duty	Depending on value of property and whether you have any financial interest in any other property.
Bank Transfer Fee	£18.00 (inc VAT)
OS1 Search (if the property is registered)	£8.40 (inc VAT)
Bankruptcy Search Fee/Land charges search fee	£7.20 per person (inc VAT)
Land Registration Fee	Depending on value of Property – see above

Sale Disbursements	
Land Registry Copy Documents (This may vary depending on how many)	£8.40 (inc VAT)

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documents we need to download from the Land Registry)	
SIM search	£9.60 (inc VAT)
Bank Transfer Fee	£18 (inc VAT)

Transfer/Re-mortgage Disbursements	
Land Registry Copy Documents (This may vary depending on how many documents we need to download from the Land Registry)	£8.40 (inc VAT)
OS1 Search (if the property is registered)	£8.40 (inc VAT)
Land charges search (if the property is unregistered)	£7.20 per seller's name (inc VAT)
SIM Search	£9.60 (inc VAT)
Bank Transfer Fee	£18.00 (inc VAT)
Land Registration Fee	Depending on value of property

Abortive Fee Structure

Abortive Fees - Sale	
Point of Transaction	Fees to be charged (plus any disbursements)
File set up CEL	No Charge
File set up and CEL received	£100.00
Contract Pack Prepared	40%
Enquiries received and sent to client	45%
Enquiries replies reviewed/ sent to the otherside	60%
Documents sent for signature	80%
Point of exchange/ further work	90%

Abortive Fees - Purchase	
Point of Transaction	Fees to be charged (plus any disbursements)
File set up CEL	No Charge
File set up and CEL received, AML checks completed	£50.00
Searches ordered	20%
Enquiries Raised	40%
SOF's checked	45%
Search results/ MO received & reviewed	50%
Dealing with Additional Enquiries	55%
Report prepared/ sent to client	80%
Point of exchange/ further work	90%

PLEASE NOTE THESE FEES ARE A GUIDE AND FEES ARE CALCULATED ON AN INDIVIDUAL BASIS DEPENDANT ON THE AMOUNT OF WORK CARRIED OUT.