



harrisondrury | solicitors

we make it possible

Fee Scale for our Residential Conveyancing services

June 2026



Legal Fees

This fee scale sets out a clear and transparent guide to the costs associated with our residential conveyancing services. Our legal fees reflect the work required to manage your property transaction from instruction through to completion, ensuring that all legal aspects are handled efficiently, accurately, and in accordance with current regulations.

Residential conveyancing can vary depending on the nature of the transaction, including whether you are buying, selling, remortgaging, or transferring ownership. Factors such as property type, location, tenure (freehold or leasehold), and any complexities that arise during the process may affect the overall cost.

Property Purchase*

Property Price	Legal Fees
Up to £125,000	£1,100 exc VAT
£125,001 to £250,000	£1,200 exc VAT
£250,001 to £350,000	£1,400 exc VAT
£350,001 to £450,000	£1,700 exc VAT
£450,001 to £550,000	£2,000 exc VAT
£550,001 to £650,000**	£2,300 exc VAT

Property Sale*

Property Price	Legal Fees
Up to £125,000	£1,000 exc VAT
£125,001 to £250,000	£1,100 exc VAT
£250,001 to £350,000	£1,250 exc VAT
£350,001 to £450,000	£1,550 exc VAT
£450,001 to £550,000	£1,800 exc VAT
£550,001 to £650,000**	£2,150 exc VAT

Remortgage

Standard fee	£700 exc VAT
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Transfer of Equity

Standard fee	£700 exc VAT
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Combined Remortgage and Transfer of Equity

Standard fee	£1,100 exc VAT
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****If the property is a leasehold the charge for a house is £100+VAT, and if the property is leasehold flat the charge is £500+VAT.***

*****For properties over £650,000 we will need to discuss the transaction in more detail to understand the nature of the property and give you a bespoke quotation. Please email us at resi.enquiries@harrison-drury.com and a member of our residential team will be in touch with you shortly***

Disbursements / Payments to third parties

In addition to our legal fees, there are disbursements, which are payments made to third parties on your behalf. These include items such as search fees, Land Registry fees, and Stamp Duty Land Tax (where applicable). Disbursements are not set by us and may vary depending on external providers and transaction details.

Where fees are stated as “to be confirmed” (TBC), these will depend on specific factors such as the purchase price, purchaser status, or search requirements. We will keep you fully informed and provide updates as soon as final figures are available.

Property Purchase

Item	Fee
Official Copy Register OS1 (per title)	£8.80 (inc VAT)
Bankruptcy Fee (per person)	£7.80 (inc VAT)
AML ID Check	£10.80 (inc VAT)
Searches	Varies depending on package/location
Official Search Pack	£455.00 (inc VAT) – Garstang, Lytham, Clitheroe, Kendal, Lancaster, Southport, Stoke
Personal Search Pack	£295.00 (inc VAT) – Preston
Manchester Search Pack	£335.00 (inc VAT) – Manchester
Land Registry Fee	£TBC (inc VAT) depending on purchase price (calculate here)
Stamp Duty (SDLT)	£TBC (inc VAT) depending on purchaser status (calculate here)
Lawyer Checker	£18.00 (inc VAT)
Company Registration Fee	£15.00 (inc VAT) – for company purchase
Winding Up Search	£24.00 (inc VAT) – for company purchase



Property Sale

Item	Fee
Office Copies	£8.80 per document (inc VAT)
AML ID Check	£10.80 per person (inc VAT)
Index Map Search	£9.80 (inc VAT)
Land Charges Search	£7.80 (inc VAT)

If you have any queries, please contact resi.enquiries@harrison-drury.com