
Residential Conveyancing Pricing Information

Clear guidance on the likely cost and scope of our residential property services.

Residential conveyancing

This note explains how we ordinarily charge for selected residential property instructions and the work that clients can expect us to undertake:

- Purchase of freehold or leasehold property
- Sale of freehold or leasehold property
- Mortgage or remortgage of residential property

No two property transactions are identical. The figures set out here are therefore indicative rather than fixed. After reviewing the essential details of the proposed transaction, we will issue a matter-specific estimate identifying the anticipated fee, third-party costs, and any material assumptions.

Purchase of a freehold residential property

Indicative legal fee	£3,000 to £25,000 plus VAT and disbursements
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Hourly rates	£105 to £550 plus VAT
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Scope of the standard service

- Opening the file, confirming objectives and advising on the proposed route to completion
- Examining ownership evidence and identifying matters affecting the property
- Considering the draft papers and agreeing contractual terms with the other solicitor
- Commissioning the searches appropriate to the property and considering the results
- Putting forward focused enquiries and assessing the replies received
- Providing a clear written report for you and satisfying applicable lender reporting requirements
- Preparing the routine transaction tax submission using the information supplied
- Coordinating completion and conducting the required post-completion registration steps

Basis of the indicative fee

- The instruction proceeds as a conventional residential conveyance without an unexpected legal or practical complication.
- The title is satisfactory and does not require substantial corrective work, reconstruction of missing evidence or bespoke supplemental documentation.
- The client and other participants respond within reasonable periods and supply the information needed to progress the matter.
- The ownership and financing arrangements do not involve an atypical corporate, trust, overseas, lender or taxation feature.
- The scope does not extend to specialist title insurance, lease restructuring, enfranchisement or another separate legal workstream.

Purchase of a leasehold residential property

Indicative legal fee	£1,500 to £25,000 plus VAT and disbursements
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Scope of the standard service

- Opening the file, confirming objectives and advising on the proposed route to completion
- Investigating title and reviewing the lease
- Considering the draft papers and agreeing contractual terms with the other solicitor
- Reviewing management information and raising enquiries
- Commissioning the searches appropriate to the property and considering the results
- Providing a clear written report for you and satisfying applicable lender reporting requirements
- Completing the purchase and dealing with tax and registration formalities
- Serving any required notice of assignment or charge

Basis of the indicative fee

- The instruction proceeds as a conventional residential conveyance without an unexpected legal or practical complication.
- The title is satisfactory and does not require substantial corrective work, reconstruction of missing evidence or bespoke supplemental documentation.
- The client and other participants respond within reasonable periods and supply the information needed to progress the matter.
- The ownership and financing arrangements do not involve an atypical corporate, trust, overseas, lender or taxation feature.
- The scope does not extend to specialist title insurance, lease restructuring, enfranchisement or another separate legal workstream.
- For leasehold property, the existing lease remains acceptable without amendment or extension, and the landlord, management company or agent supplies the required documentation without material delay.

Sale of a freehold or leasehold residential property

Indicative legal fee	£1,500 to £25,000 plus VAT and disbursements
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Hourly rates	£175 to £550 plus VAT
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Scope of the standard service

- Taking instructions and obtaining title information
- Preparing the contract package
- Responding to standard enquiries and reasonable additional enquiries
- Liaising with any lender regarding redemption
- Negotiating the contract and transfer documentation
- Exchanging contracts and completing the sale
- Accounting to you for the net proceeds

Basis of the indicative fee

- The instruction proceeds as a conventional residential conveyance without an unexpected legal or practical complication.
- The title is satisfactory and does not require substantial corrective work, reconstruction of missing evidence or bespoke supplemental documentation.
- The client and other participants respond within reasonable periods and supply the information needed to progress the matter.
- The ownership and financing arrangements do not involve an atypical corporate, trust, overseas, lender or taxation feature.
- The scope does not extend to specialist title insurance, lease restructuring, enfranchisement or another separate legal workstream.
- For leasehold property, the existing lease remains acceptable without amendment or extension, and the landlord, management company or agent supplies the required documentation without material delay.

Mortgage or remortgage of residential property.

Indicative legal fee	£1,500 to £25,000 plus VAT and disbursements
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Hourly rates	£175 to £550 plus VAT
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Scope of the standard service

- Taking instructions and reviewing title
- Reviewing the lender's instructions and mortgage offer
- Conducting required searches and enquiries.
- Reporting to you and the lender
- Arranging execution of the mortgage documentation
- Completing the mortgage or remortgage
- Redeeming any existing secured lending and attending to registration

Basis of the indicative fee

- The instruction proceeds as a conventional residential conveyance without an unexpected legal or practical complication.
- The title is satisfactory and does not require substantial corrective work, reconstruction of missing evidence or bespoke supplemental documentation.
- The client and other participants respond within reasonable periods and supply the information needed to progress the matter.
- The ownership and financing arrangements do not involve an atypical corporate, trust, overseas, lender or taxation feature.
- The scope does not extend to specialist title insurance, lease restructuring, enfranchisement or another separate legal workstream.

Third-party charges and transaction taxes

Some steps require payments to public bodies, search providers, managing agents or other third parties. Those outlays are not part of our professional fee. We will explain the expected items and, where appropriate, request cleared funds before making payment on your behalf.

Examples of external charges

- Search fees
- HM Land Registry fees
- Electronic money transfer fees
- Official copy and title document fees
- Leasehold notice, deed of covenant, certificate of compliance or management pack fees, where applicable
- Indemnity insurance premiums where required

Stamp Duty Land Tax or Land Transaction Tax

A property acquisition may attract transaction tax. The amount is determined by the applicable regime and the buyer's circumstances, including the price and nature of the acquisition. We will prepare the routine return on the basis of information supplied to us and ensure that the amount notified to you is available before completion. Separate or specialist tax advice falls outside the quoted conveyancing service unless expressly included.

Expected progression.

For a transaction without unusual features, completion may ordinarily be achievable within approximately 8 to 16 weeks. This is not a guaranteed timetable. Progress can be affected by the length of the chain, lending conditions, search turnaround, survey issues, the availability of leasehold information, title queries, and the speed of responses from others. Registration is a separate post-completion process and is subject to HM Land Registry processing.

Draft timescale for approval. Replace or qualify if the proposed practice will operate to different service levels.

How a purchase usually progresses.

- Initial instructions, identity checks and source-of-funds information
- Receipt and review of the contract package
- Searches and enquiries
- Review of mortgage instructions, if applicable
- Report to you on title, contract and funding
- Exchange of contracts
- Preparation for completion
- Completion and payment of any property tax
- Registration and reporting following registration

How a sale usually progresses

- Initial instructions, identity checks and title information
- Preparation and issue of the contract package
- Replies to enquiries and negotiation of documents
- Redemption figure from any lender
- Exchange of contracts
- Completion, redemption and accounting for the proceeds

When the estimate may need to change

If the scope or circumstances change, we will explain the effect on cost before conducting additional material work wherever practicable. A revised estimate may be required if:

- The matter is unusually urgent or complex.
 - The property is high value, newly built, shared ownership, auction, listed or otherwise non-standard
 - There is a title defect, missing document, boundary issue or unregistered title
 - Additional deeds, statutory declarations, licences, consents or undertakings are required.
 - A lease extension, variation, deed of covenant or certificate of compliance is required.
 - The matter does not proceed, is delayed materially or becomes contested.
 - Specialist tax, planning, construction, insolvency or litigation advice is required.
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Your Carson McDowell team

We allocate each instruction to a lawyer with suitable experience for the transaction. Other members of the team may assist with particular stages, subject to appropriate supervision. The engagement letter will identify the principal day-to-day contact and the partner with overall responsibility.

Points to note.

- Our published prices are guidance and are not a binding quotation.
- VAT will be charged at the prevailing rate where applicable.
- Disbursements and taxes are additional to our legal fee.
- We will provide a matter-specific estimate before substantive work begins.
- The scope of work, assumptions and exclusions will be confirmed in our engagement documentation.

Contact us.

For an individual estimate, please contact Emma Cooper, Partner and Joint Head of Real Estate at emma.cooper@carson-mcdowell.com. Please provide Carson McDowell with the property address, agreed or anticipated price, tenure, funding arrangements, preferred completion date and details of any feature that may make the transaction less straightforward.

Legal500

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