



Conveyancing Costs 2026

Our Fees

We provide **fixed, transparent pricing** so you know what to expect from the outset. (All prices exclude VAT and disbursements.)

Property Price	Freehold Sale	Freehold Purchase	Leasehold Sale	Leasehold Purchase
Up to £500,000	£1,200	£1,750	£1,750	£2,000
£500,000 to £750,000	£1,500	£2,000	£2,000	£2,500
£750,000 to £1 million	£2,000	£2,500	£2,500	£3,000

If your property value exceeds £1,000,000 or involves complex title issues, we will provide a bespoke quotation before commencing work.

Typical Disbursements

Disbursement	Estimated Cost (Excl. VAT)	Notes
HM Land Registry search	£7	Per title
Land Registry registration fee	£20–£455	Based on purchase price
Title documents (office copies)	£7	Per title
Bank transfer fee	£35	Per transfer
Local authority search (purchase only)	£150–£350	Varies by local authority
Management pack (leasehold sale only)	£150–£450	Charged by freeholder/managing agent
Notice of Transfer / Deed of Covenant	£50–£300	Charged by management company

We will always confirm the total disbursements relevant to your property before you proceed.

Estimated Timescales

Transaction Type	Typical Duration
Sale	8–12 weeks
Cash Purchase	6–10 weeks
Leasehold Sale/Purchase	10–14 weeks

These timeframes depend on factors such as the speed of third parties (local searches, management companies, buyer/seller chains, etc.).

Who Will Handle Your Case

Our conveyancing team is led by:

Alison Marlow – Solicitor

- Over 20 years' post-qualification experience (PQE)
- Specialist in commercial, residential and leasehold property transactions
- Highly experienced in buy to let portfolio purchases and sales
- Known for her pragmatic, client-focused approach

And

Angela Payne – Solicitor

- Qualified as a Solicitor in January 2023
- Specialist in residential and leasehold property transactions
- Described as a “A rising talent in conveyancing”

Alison and Angela are supported by legal associates who will keep you updated throughout your transaction.

Tahina Akther – Barrister also supports the Wildcat Law conveyancing team

What’s Not Included

Our fixed fees do **not** include:

- Acting for a mortgage lender (for financed purchases)
- Dealing with unregistered land or adverse title issues
- Lease extensions or variations beyond standard review
- Complex shared ownership or Help to Buy redemptions

If these apply, we’ll provide a separate quotation before work begins.

Additional Fees

Certain circumstances of your matter may make the conveyancing more costly due to foreseen and unforeseen work. The below table is a list of additional fees which may be applicable to your transaction.

Additional Legal Fee	Net	VAT	Total
Expediting completion within 5 working days of exchange	£100.00	£20.00	£120.00
Reviewing and advising on an indemnity policy	£50.00	£10.00	£60.00
Giftor Fee (UK source)	£100.00	£20.00	£120.00
Giftor Fee (non-UK source)	£200.00	£40.00	£240.00
Drafting/obtaining a Certificate of Compliance	£75.00	£15.00	£90.00
Drafting and/or reviewing Deed of Covenant	£100.00	£20.00	£120.00
Dealing with Freehold Management Company	£150.00	£30.00	£180.00
Registering a charge at Companies House for a purchase	£100.00	£20.00	£120.00
Dealing with third-party solicitors/dealing with separately represented mortgage lenders	£300.00	£60.00	£360.00
Help to Buy ISA or LISA bonus drawdown	£50.00	£10.00	£60.00
Preparing/Reviewing Key Undertaking	£50.00	£10.00	£60.00
First Homes Scheme	£250.00	£50.00	£300.00
Shared Ownership property	£250.00	£50.00	£300.00
Acting for your lender	£250.00	£50.00	£300.00
Reviewing a subsequent mortgage offer from a different lender	£150.00	£30.00	£180.00
Redeeming mortgages/charges (per mortgage/charge)	£100.00	£20.00	£120.00
Property has leased solar panels	£350.00	£70.00	£420.00
Property is less than 10 years old	£350.00	£70.00	£420.00
Unregistered property (Illustration only – will be case specific and quoted at the time)	£500.00	£100.00	£600.00
Auction property	£500.00	£100.00	£600.00
Forces Help to Buy	£200.00	£40.00	£240.00
Property is leasehold but also buying share of freehold	£250.00	£50.00	£300.00
Redeeming Help to Buy charge or First-Time Buyer initiative	£200.00	£40.00	£240.00
Drafting/reviewing Statutory Declaration	£75.00	£15.00	£90.00
Drafting/reviewing Deed of Rectification or Variation	£550.00	£110.00	£660.00
Drafting/reviewing Deed of Easement	£450.00	£90.00	£540.00
Drafting/reviewing Licence to Occupy/Assign	£150.00	£30.00	£180.00
Drafting Declaration of Trust	£500.00	£100.00	£600.00
Building Safety Act property	Charged at our hourly rate		

We will always provide a tailored quote for your transaction.

Regulatory & Complaints Information

Wildcat Law is authorised and regulated by the **Solicitors Regulation Authority (SRA)** — *SRA Number: 816873*

You can verify our regulatory status via our website or directly on the SRA website.

If you are unhappy with our service, please refer to our **Complaints Policy**, available upon request or on our website.

If we cannot resolve your complaint, you may contact the **Legal Ombudsman**:

📍 www.legalombudsman.org.uk

Wildcat Law is registered with the SRA under number 816873

Wildcat Law is a trading style of Wildcat Law Ltd Co: 13152556

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