Conveyancing Pricing

October 2026

ODT Schedule of Average Fees

PURCHASE

All costs are subject to VAT which is currently at 20%. Our fees estimated below cover the standard aspects of the conveyancing process required to complete your purchase. These are our average fees and upon your instructions we will provide a detailed estimate taking into account the nature of the property and the complexity of the transaction.

ODT Professional Purchase Fees

Purchase Price	Freehold Property Fees	Leasehold Property Fees
£0 - £250,000	£1,850 + VAT	£2,350 + VAT
£250,001 - £500,000	£2,100 + VAT	£2,600 + VAT
£500,001 - £750,000	£2,200 + VAT	£2,700 + VAT
£750,001 - £1,000,000	£2,300 + VAT	£2,800 + VAT
£1,000,000 plus	On Enquiry	On Enquiry

In addition, the following professional fees will be charged for each transaction

Online ID and Source of Funds Verification (per person)	£50.00 + VAT
ODT Bank Transfer Fee (per transfer)	£40.00 + VAT

Searches

It is highly recommended that certain searches are carried out and advised upon during the course of the purchase, and it is obligatory if you are obtaining a mortgage to fund the purchase. These searches include a Local Search, Water and Drainage Search, Environmental Search and Chancel Repair Indemnity Policy. The cost of such searches varies slightly dependent on the searches required and the local authority in which the property is situated. The cost of the searches is usually approximately £500.

Disbursements /Third party fees

In addition, the following disbursements payable to third partes will where appropriate be incurred as follows:

Stamp Duty Land Tax	Dependent on the value of the transaction and the status of the Buyer. You can calculate the amount by using the HMRC's website: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
HMLR Registration Fee	The fee is based on the purchase price of the property. The fee is usually between £20 - £1,150. See link for HM Land Registry registration fees: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
HM Land Registry Priority Search (per title)	£8.80 inc VAT
Bankruptcy Search (per name)	£7.80 inc VAT
Online Stamp Duty Land Tax submission	£5.00 + VAT
Online AP1 submission	£5.00 + VAT
Lawyer Bank Checker fee	£12.50 + VAT
Notice of Transfer fee (if leasehold or a freehold property on a private estate)	Ordinarily the fee is between £50 - £150
Notice of Charge fee (if leasehold or a freehold property on a private estate)	Ordinarily the fee is between £50 - £150.
Deed of Covenant fee (if required on a leasehold or a freehold property on a private estate)	This fee is payable to the Landlord or their managing agent and whilst it is difficult to estimate, it is often between £100 - £300 + VAT
Certificate of Compliance fee (if required)	The fee usually ranges from between £100 - £300
Indemnity Insurance policy (if required)	The one-off premium payable will depend on the risk required to be covered and the value of the property.

The professional fee quoted above covers the standard aspects of the conveyancing process, however in some transactions additional services are required resulting in additional time and fees being incurred. We have set out below a schedule of some common additional services and the estimated additional fee we may charge should it be relevant to your transaction, please note the list is not exhaustive. Should we believe an additional service and fee will be necessary, we will advise you further on the service required and additional fee to be incurred.

ODT Additional Services/Fees

Additional Service (where applicable for the property transaction)	**Estimated Additional Fee**
Acting for Lender in connection with a Mortgage	£300 + VAT
Gifted Deposit investigations per gift	£250 + VAT per gift
Lifetime (LISA) Withdrawal	£150 + VAT
Help to Buy (HTB) ISA Withdrawal	£50 + VAT
Declaration of Trust required	From £300 + VAT
Indemnity Insurance required	£150 + VAT
Share of Freehold	£100 + VAT
Co-freeholders of freehold title	£200 + VAT
Purchase subject to Tenancy	£400 + VAT
Buy to Let Property	£400 + VAT
Deed of Covenant	£150 + VAT
Building Safety Act applicable	£500 - £1,000 + VAT
Private Road or Private Estate	£350 + VAT
Rentcharge/Estate Rentcharge	£350 + VAT
Statutory Declaration/Statement of Truth	From £150 + VAT
Deed of Variation/Rectification	On enquiry dependent on requirement/defect.
Unregistered property	£500 - £1,000 + VAT
New Build Title Investigation	£500 - £1,000 + VAT
Shared Ownership Title Investigation	£500 - £1,000 + VAT
Title Defect	£500 - £1,000 + VAT
Adverse Possession	From £500 + VAT will vary on complexity
Bridging Finance	TBC
Different solicitor acting on sale/purchase	£250 + VAT
Keys Undertaking preparation	£150 + VAT
Late Completion fee	From £300 + VAT

The stages involved in the purchase of a residential property depend upon the circumstances of the transaction. The following is a brief list of the key stages involved in a purchase:

- Taking your instructions and providing you with initial advice.
- Checking that your finances are in place to fund the purchase and contacting the lender's solicitors (if separately represented).
- Reviewing and advising you on the contract documentation.
- Carrying out searches.

• Obtaining any relevant planning permissions or other documents revealed in the local search.

• Making any necessary enquiries of the seller's solicitors.

• Reviewing the conditions of any mortgage offer.

• Providing you with advice on all documents and information received.

• Providing you with the documents required for signature to include the Contract, any Mortgage Deed, etc.

• Agreeing a completion date – this will be the date on which you complete your purchase.

• Exchanging contracts and notifying you that this has happened.

• Carrying out pre-completion searches at the Land Registry.

• Arranging for all funds required from your lender and from you to be requested.

• Completing the purchase on the completion date.

• Dealing with the submission of the Land Transaction Return to HMRC and paying the Stamp Duty Land Tax due.

• Serving (if required) notice of transfer/charge on the managing agents/landlord to advise them that you are the new owner.

• Dealing with the application for registration at the Land Registry.

How long the process takes from your offer being accepted until the completion date will depend on a number of factors; even if your own transaction is straightforward, if you are in a chain you could find that you have to wait for other parties in the chain to be ready. It is therefore impossible to say with any degree of certainty exactly how long your transaction will take, but we will do all we can to make sure that it completes as quickly as possible. As a rough guideline, assuming no particular issues arise, the average timescale would be somewhere in the region of two to three months. If you would like a more detailed projection please feel free to give one of our conveyancers a call so that they can talk through your own particular circumstances with you.

SALE

ODT Professional Sale Fees

All costs are subject to VAT which is currently at 20%. Our fees estimated below cover the standard aspects of the conveyancing process required to complete your sale. These are our average fees and upon your instructions we will provide a detailed estimate taking into account the nature of the property and the complexity of the transaction.

Sale Price	Freehold Fees	Leasehold Fees
£0 - £250,000	£1,850 + VAT	£2,250 + VAT
£250,001 - £500,000	£2,000 + VAT	£2,500 + VAT
£500,001 - £750,000	£2,100 + VAT	£2,600 + VAT
£750,001 - £1,000,000	£2,200 + VAT	£2,800 + VAT
£1,000,000 plus	On Enquiry	On Enquiry

In addition, the following professional fees will be charged for each transaction

Online ID Verification (per person)	£35.00 + VAT
ODT Bank Transfer Fee (per transfer)	£40.00 + VAT

Disbursements / Third party fees

In addition, the following disbursements payable to third partes will where appropriate be incurred as follows:

HM Land Registry fees for copy title documents	This fee will de dependent on how many documents are required. The fees are usually between £8.80 and £30
Landlord/Managing Agent fee for providing a management pack (applicable when selling a leasehold property or a freehold property on a private estate)	This fee can be difficult to estimate. Often it is between £200 - £400.
Deed of Covenant fee (if required on a leasehold or a freehold property on a private estate)	This fee is payable to the Landlord or their managing agent and can be difficult to estimate but is often between £100 -£300.
Indemnity Insurance policy (if required)	The premium for the policy will depend on the risk required to be covered and the value of the property.

The stages involved in the sale of a residential property depend upon the circumstances of the transaction. The following is a brief list of the key stages involved in a sale:

- Taking your instructions and providing you with initial advice.

• Preparing the contract documentation and providing the same to the buyer's conveyancer.

• Obtaining any relevant planning permissions or other documents relating to the property.

• Obtaining a management pack from the managing agents (if leasehold).

• Receiving the buyer's conveyancer's enquiries, advising you on these and assisting you with your replies.

• Providing you with the documents required for signature to include the Contract, Transfer Deed and any other required documents.

• Agreeing a completion date – this will be the date on which you complete your sale.

• Exchanging contracts and notifying you that this has happened.

• Completing the sale on the completion date.

• Redeeming any existing mortgages on the property.

• Settling your estate agent's commission account.

How long the process takes from your acceptance of an offer until completion of the sale takes place depends on a number of factors; even if your own transaction is straightforward, if you are in a chain you could find that you have to wait for other parties in the chain to be ready. It is therefore impossible to say with any degree of certainty exactly how long your transaction will take, but we will do all we can to make sure that it completes as quickly as possible. As a rough guideline, assuming no particular issues arise, the average timescale would be somewhere in the region of two to three months. If you would like a more detailed projection please feel free to give one of our conveyancers a call so that they can talk through your own particular circumstances with you.

REMORTGAGE/TRANSFER OF EQUITY

All costs are subject to VAT which is currently at 20%. Our fees estimated below cover the standard aspects of completing your re-mortgage and/or transfer of equity. These are our average fees and upon your instructions we will provide a detailed estimate taking into account the nature of the property and the complexity of the transaction.

ODT Professional Fees for Transfer of Equity

Consideration	Freehold Fees	Leasehold Fees
£0 - £1,000,000	Up to £1,000 + VAT	£1,150 + VAT
£1,000,001 +	Price on Enquiry	Price on Enquiry

ODT Professional Fees for Remortgage

Remortgage Amount	Freehold Fees	Leasehold Fees
£0 - £1,000,000	Up to £1,100 + VAT	Up to £1,350 + VAT
£1,000,000 +	Price on Enquiry	Price on Enquiry

ODT Professional Fees for Transfer of Equity and Re-mortgage

Remortgage Amount	Freehold Fees	Leasehold Fees
£0 - £1,000,000	Up to £1,250 + VAT	Up to £1,500 + VAT
£1,000,000 +	Price on Enquiry	Price on Enquiry

In addition, the following professional fees will be charged for each transaction

Online ID and Source of Funds Verification (per person)	£50.00 + VAT
ODT Bank Transfer Fee (per transfer)	£40.00 + VAT

If the property is tenanted – see supplemental fee on the Additional Services/Fees menu below.

Searches

Some lenders will accept No Search Indemnity Insurance in place of the usual searches being obtained when a re-mortgage is being carried out. The one-off premium payable for a No

Search Indemnity Insurance policy will depend on the value of the property but is normally between £20 - £100. In the event your lender does not accept No Search Indemnity Insurance, we will be required to obtain and advise on certain searches, including a Local Search, Water and Drainage Search, Environmental Search and Chancel Repair Indemnity Policy. The cost of such searches varies slightly dependent on the searches required and the local authority in which the property is situated. The cost of the searches is usually approximately £500.

Disbursements / Third party fees

In addition, the following disbursements payable to third partes will where appropriate be incurred as follows:

HM Land Registry fees for copy of title documents	This fee will be dependent on how many documents are required. The fees are usually between £8.80 and £30.
HM Land Registry Registration Fee	The fee is based on the remortgage sum for the property. The fee is between £20 - £250. See link for the Land Registry fees. https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Landlord/Managing Agent fee for providing a management pack (sometimes applicable when re-mortgaging a leasehold property)	This fee can be difficult to estimate. Often it is between £200 - £400.
HM Land Registry Priority Search (per title)	£8.80 inc VAT
Bankruptcy Search (per name)	£7.80 inc VAT
Online AP1 submission	£5.00 + VAT
Notice of Transfer fee (if leasehold or a freehold property on a private estate)	Ordinarily the fee is between £50 - £150
Notice of Charge fee (if leasehold or a freehold property on a private estate)	Ordinarily the fee is between £50 - £150.
Stamp Duty Land Tax (if required)	Some (but not all) Transfer of Equity transactions will require stamp duty land tax to be payable and this will depend on the nature of the transaction and consideration payable. Please refer to https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Online Stamp Duty Land Tax submission (if required)	£5.00 + VAT
Indemnity Insurance (if required)	The premium for this policy will depend on the risk required to be covered and the value of the property.