



The complexity of a property purchase can be dictated by its value. We use a "scale fee" for the common elements of a conveyancing transaction for a house or flat, as follows:

Purchase

Purchase Price of Property	Fee
Up to £100,000	£600 + VAT
£100,001 up to £200k	£850 + VAT
£201,001 up to £300,000	£1,050 + VAT
£300,001 up to £500,000	£1,200 + VAT
£500,001 up to £750,000	£1,500 + VAT
£750,001 up to £1 million	£1,800 + VAT
£1,000,001 up to £2 million	£2,400 + VAT

Sale

Purchase Price of Property	Fee
Up to £100,000	£600 + VAT
£100,001 up to £200k	£850 + VAT
£201,001 up to £300,000	£1,050 + VAT
£300,001 up to £500,000	£1,200 + VAT
£500,001 up to £750,000	£1,500 + VAT
£750,001 up to £1 million	£1,800 + VAT
£1,000,001 up to £2 million	£2,400 + VAT

Transfer of Title

- £500 + VAT (£600)



Remortgage

- £500 + VAT (£600)



Remortgage with a Transfer of Title

- £600 + VAT (£720)



Discharge of Standard Security

- £600 + VAT (£720)



Work involved in a property purchase

- Noting the title deeds, reporting on title to you, and raising observations with sellers' solicitor
- Negotiating and concluding the contract with the sellers' solicitors
- Preparing and revising all relevant legal documentation to complete the purchase
- Arranging for any Standard Security and associated documentation to be signed
- Complying with the requirements of the Matrimonial Homes and Civil Partnership legislation
- If required, corresponding with your lender to comply with the CML Handbook
- Drawing down your mortgage funds and sending title deeds to lender after completion for storage
- Registering your title and any Standard Security at the Land Register of Scotland
- Dealing with post-settlement disputes such as central heating defects to the extent of issuing two communications to the sellers' solicitors on your behalf



Work involved in a property sale

- Taking your instructions on any Offer you accept for your property and issuing a Qualified Acceptance on your behalf
- Negotiating and concluding the contract with the sellers' solicitors
- Preparing and revising all relevant legal documentation to complete the purchase
- Arranging for you to sign the Disposition in favour of the purchaser
- Obtaining redemption statements in respect of any secured loans over the property and having you approve same
- Engaging with any Factor or Property Management Company on your behalf
- Including, but not strictly limited to, redeeming any Secured Loans over the property, paying any Estate Agency invoices, and transferring to you, your free proceeds of sale
- Arranging for any Standard Securities registered against your title to be discharged
- Dealing with post-settlement disputes such as central heating defects to the extent of issuing two communications to the purchasers' solicitors on your behalf





Remortgage

- Arranging for any Standard Security and associated documentation to be signed
- Complying with the requirements of the Matrimonial Homes and Civil Partnership legislation
- If required, corresponding with your lender to comply with the CML Handbook
- Drawing down your mortgage funds and sending title deeds to lender after completion for storage
- Obtaining redemption statements in respect of any secured loans of the property and having you approve same
- Redeeming any Secured Loans over the property
- Registering the lender's Standard Security at the Land Register of Scotland and arranging for any previously registered Standard Securities to be discharged



Transfer of Title

- Preparing and revising all relevant legal documentation to complete the transfer
- If applicable, arranging for any Standard Security and associated documentation to be signed
- Complying with the requirements of the Matrimonial Homes and Civil Partnership legislation
- If required, corresponding with your lender to comply with the CML Handbook
- If applicable, drawing down your mortgage funds and sending title deeds to lender after completion for storage
- If applicable, arranging for you to sign any Disposition to effect the transfer of title
- Obtaining redemption statements in respect of any secured loans over the property and having you approve the same