

Our Pricing for Purchasing a Residential Property*

Fees: Our fees vary according to the value of the property, type of property, whether the property is already land registered or about to be registered in the Land Register of Scotland for the first time, the area in which the property is situated, etc. You should contact one of our solicitors for a specific and detailed estimate of the fees but as a guide our fees in relation to the purchase of residential property start at £1,000 minimum plus VAT. In addition to your fees for a purchase, you will also require to pay various outlays. Outlays can include:

- Registration fees for registering the title deed and Standard Security in the Land Register of Scotland – amount varies according to the value of your property, (for example the registration fee for a £250,000 house would be £490);
- Registration fee for Advance Notices in the Register of Scotland to warn the Keeper of the transaction - £20 per deed;
- Tax – LBTT and ADS need to be paid if applicable – you can visit the Revenue Scotland-website:-<https://www.revenue.scot/land-buildings-transaction-tax/tax-calculators> to calculate how much this may cost you as it will depend on the value of the property; and
- Search fees when you are purchasing a new build property (as the builders do not normally provide the necessary searches) – approximately £230.

Rates and costs are current but may be amended at any time. VAT (Value Added Tax) is currently 20%. Different prices apply for commercial property.

Our Pricing for Selling a Residential Property (Legal Work)*

Fees: Our fee varies according to the type of property, whether the property is already land registered or about to be registered in the Land Register of Scotland for the first time, the area in which the property is situated, the value of the property, etc. It is important to speak to one of the conveyancing solicitors in your area to get a detailed estimate but as a guide our fees for the legal work involved in the sale of a residential property start at £850 minimum plus VAT. This does not include estate agency costs.

In addition to the fees, various outlays are payable. These typically include:

- Searches with Property Enquiry Reports, Coal Reports, Property and Personal Searches - approximately £175;
- Registers of Scotland fee to discharge any mortgage - £70; and
- Registers of Scotland Advance Notice fee - £20.

If the property is going on to the Land Register for the first time then there are other Searches that are required and we can advise you on the cost of these. We often require to obtain copies of deeds that are missing from the title pack. Sometimes a plan is also required if the original deed plan is missing, faint or otherwise unable to be used for registration purposes.

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Our pricing for Re-mortgage of Residential Property (Conveyancing)*

Fees: The fee for this type of transaction varies depending on whether or not the property is already land registered or about to be registered in the Land Register of Scotland for the first time, the value of the property and the extent of the title. Our starting fee for this work is £500 minimum plus VAT.

Various outlays will be payable in addition and these very much depend on what the specific lender requires. As a guide these might include:

- Registers of Scotland registration fee for the mortgage Discharge - £70;
- Registers of Scotland registration fee for the new Standard Security – additional £70;
- Registers of Scotland Advance Notice for the new Security - £20; and
- Search fees - approximately £175.

If a full first registration in the Land Register of Scotland is necessary to facilitate the re-mortgage we can provide clients with a full estimate of both the fees and outlays once we have looked at the title, but additional costs for Plans Reports (£114) and/or copy deeds should be anticipated.

Rates and costs are current but may be amended at any time. VAT (Value Added Tax) is currently 20%. Different prices apply for commercial property.

Our pricing for Discharge of Security Work*

Fees: For a basic Discharge the fee is £250 plus VAT (it may be possible that there is a reduced fee for a digital Discharge) and the usual outlays would be £70 to register the Discharge in the Land Register or £60 for digital discharge. This is very much the basic cost for a simple case and extra work may be required in some situations. For example, if the property is not land registered then there may be further complications requiring additional work to be carried out at an additional hourly rate of £250 maximum. We can advise clients on a case by case basis.

Rates and costs are current but may be amended at any time. VAT (Value Added Tax) is currently 20%. Different prices apply for commercial property.

*We are a national law firm with offices in different locations. Prices for this service may vary, depending on staff, office and other variable costs beyond our control. The range of prices shown is intended however to be indicative both of minimum and maximum prices. The pricing shown for property sale and purchase is for urban properties with title already registered in the Land Register. Details will be clearly set out in your engagement letter and terms of business issued when we are instructed.