

MORTGAGES AND RE-MORTGAGING COSTS AND EXPENSES

Remortgage or Mortgage

Our fees cover all of the work required to complete the remortgage or mortgage of your home including, where relevant, the repayment of any mortgage or charge secured on the property. We make a charge for each bank transfer that we arrange for you. For example, if we are discharging a mortgage and paying the net proceeds to you then there will be two such charges.

Value/Mortgage Advance	Our Charges	VAT (currently 20%)	Total
Up to £100,000	£800.00	£160.00	£960.00
£100,001 to £200,000	£850.00	£170.00	£1,020.00
£200,001 to £300,000	£950.00	£190.00	£1,140.00
£300,001 to £500,000	£1,050.00	£210.00	£1,260.00
£500,001 to £750,000	£1,250.00	£250.00	£1,500.00
£750,001 to £1,000,000	£1,350.00	£270.00	£1,620.00
Over £1m Plus Additional Charge	£1,500.00 Plus 0.2% of the price over £1m	£300.00 Plus 20% of the Additional Charge	£1,800.00 Plus VAT on the Additional Charge
Bank Transfer Charge (each)	£20.00	£4.00	£24.00

Expenses:

EITHER Searches: £360.00 approximately (Local, Water & Drainage, Coal Mining and Environmental) but are subject to variation depending on locality as different authorities have their own fee scales

OR Search Insurance: £250.00 approximately. This varies as to the insurer and the value being insured. Not all lenders allow search insurance

Bank Transfer : £12.00 plus VAT of £2.40 – Total £14.40

Land Registry Search: £7.00 (£10.00 if unregistered title)

Bankruptcy Search: £6.00 per name

Electronic ID Check: £14.40 per person

Lender Panel: £42.00

Land Registry Registration: From £20.00 to £305.00 depending on the mortgage advance/value and whether or not the property is currently registered at HM Land Registry and is the purchase of a whole title or just part of a title..

Please use this link to calculate the correct fee for your purchase:

[HM Land Registry Fee Table](#)

Stamp Duty: Please use the online calculator provided by HM Revenue & Customs at:

[HMRC Stamp Duty Land Tax Calculator](#) for England

[Welsh Government Land Transaction Tax](#) for Wales

If Leasehold: Around £60.00 - Landlord registration fee on giving Notice of the new Mortgage (this fee varies according to the terms of the Lease in question)

Timescales and the Re-Mortgage Process

You should expect that the process of a re-mortgage will take around 4 to 6 weeks, usually starting with our receipt of the new Mortgage Offer.

Stages of the process

The precise stages involved in the re-mortgage of a residential property vary according to the circumstances. However, below we have suggested some key stages.

We will:

- Take your instructions and give you initial advice
- Review the new Mortgage Offer and provide you with a written summary
- Obtain a redemption statement for the old mortgage so that we can see how much has to be repaid on completion
- Carry out required searches (some lenders will allow search indemnity insurance instead of making actual searches with the various authorities)
- Prepare the new Mortgage Deed and any associated papers required by the new Lender
- Make final pre-completion searches
- Lodge a Certificate of Title with the new Lender and then draw down the new mortgage advance
- Repay the old mortgage from the funds made available
- Account to you for any remaining balance due to you
- Deal with the application for registration with the Land Registry
- If leasehold – issue a Notice of the new Mortgage to the Landlord/Management Company
- Notify you and the Lender with copies of the updated registered title
- Close and archive our file of papers

Further information can be obtained from these sources:

- The Law Society <https://www.lawsociety.org.uk/public/for-public-visitors/common-legal-issues/buying-a-home/>
- Legal Choices <https://www.legalchoices.org.uk/>

Some Assumptions (for all transactions) that you should note:

Our tables of Charges assume that:

1. it is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
2. the transaction is concluded in a timely manner and no unforeseen complication arise
3. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

4. no indemnity policies are required. Additional disbursements and charges may apply if indemnity policies are required.

Our Conveyancing Team

Our team has over 70 years of collective experience in delivering high quality work in all matters relating to residential conveyancing.

We have three solicitors, an apprentice solicitor and two paralegals who may work on your matter. Regardless of who works on your matter, they will be supervised by either Mark Butson or Frances Cowan – both Partners in the firm with a huge amount of experience in this area of work.

Mark Butson - Partner

Mark has more than 40 years' experience in conveyancing work and has been able to successfully assist in many transactions over that time.

Mark qualified as a solicitor in 1985 having completed his training contract with the firm. He maintains knowledge of current developments in conveyancing through ongoing relevant professional development courses.

Frances Cowan – Partner

Frances is also highly experienced in conveyancing and has some 25 years practical experience.

Frances qualified as a solicitor in 2002 having completed her training contract with the firm. Since qualifying Frances has successfully assisted in many hundreds of conveyancing transactions and has a comprehensive knowledge of the topic in its many forms.

Carly Calder – Solicitor

Carly qualified as a solicitor in early 2025 having worked through the apprentice solicitor programme after joining the firm in 2017. Carly has considerable experience in residential conveyancing and re-mortgage work and has conducted many transactions under the supervision of Mark or Frances.

Rhiannon Murray – Apprentice Solicitor

Rhiannon has a degree in psychology and is currently enrolled as an apprentice solicitor starting work with the firm in this capacity in 2024. As a part of her training Rhiannon works in several departments within the firm but has gained considerable experience in residential conveyancing and re-mortgage work.

Paralegals

The team also includes two paralegals.

Janice Thompson has been with the firm since 1985 and has many years of practical experience in the field of conveyancing, having worked on many hundreds of sales and purchases in her time. She is very familiar with Land Registry processes and requirements and has a depth of knowledge allowing her to deal expertly with the day to day aspects of residential conveyancing.

Clare Buckham joined the firm in 2018 and initially worked in our Family Law team. She now works with Mark in residential conveyancing transactions and in addressing day to day progress so as to ensure a smooth process from instruction to close.

Both benefit from extensive training provided externally and from within the firm and work under the direct supervision of either Mark or Frances.