Our fees

We pride ourselves on providing you with the transparency you need to make a fully informed decision. Your quote shows the fees and outlays that will be chargeable in all circumstances. Charges for legally required anti-money laundering and compliance checks for all new clients are shown below, followed by a list of fees that may apply depending on the circumstances of your sale.

If you are unsure of any of the terminology used, or if you would like any clarification about your quote, please contact us and we will be happy to explain.

Anti-Money Laundering and Compliance Charges

AML Compliance	Cost	VAT
Fee - Electronic Identification and Verification Search (if not completed in the last 12 months) (per client).	£20	£4
UK Gifter fee (per Gifter) - Cost for additional work where you are receiving funds from someone in the UK.	£100	£20
Overseas Gifter fee (per Gifter) - Cost for additional work where you are receiving funds from someone outside the UK.	£150	£30

Supplementary Charges

The following charges might apply to your case depending on the circumstances of your transaction. In some cases, it will not become apparent until we have started working on your file that these charges apply.

Please review this table and let us know if you have any questions before we start work on your transaction.

Supplement	Description	Cost	VAT
Alterations - Obtaining Alterations Documentation	Undertaking work to alterations documents	£95	£19
Factored Property	Liaising with Factor for property on behalf of seller including obtaining apportionment of costs	£75	£15
Title Indemnity - Arranging Title Indemnity Policy on behalf of Client	If title issue may prevent or delay a sale, Indemnity Policy may allow it to proceed. This fee does not include the cost of the insurance policy	£95	£19
Liaising with Your Solicitor	Liaising with separate solicitor acting for you e.g. if using different firm for purchase and sale	£95	£19
Help to Buy ISA	Liaising with ISA provider and Bonus Application Fee per Help to Buy Scheme Rules. Fee per ISA.	£50	£10
Lifetime ISA	Liaising with ISA provider and Bonus Application Fee per Lifetime Scheme Rules. Fee per ISA.	£75	£15
First Registration/Property Not in Land Register	Work involved in applying to enter property into Land Register for the first time for buyer or obtaining additional reports and ensuring burdens present for seller	£150	£30

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Adverse Entries in Personal Search	Taking required steps for transaction to proceed if search reveals adverse entries against client e.g. advising how to liaise with creditors	£150	£30
Executry Sale / Continuing Welfare Power of Attorney	Ensuring adequate links in title in place in executry sale / Adequate paperwork in place in executry or for attorney	£125	£25
Shared Equity / Ownership Sale	Liaising with various additional parties and additional legal paperwork.	£200	£40
Remedying Defective Title	Defective title can prevent a sale. Remedial legal work varies widely and will be quoted in advance where possible	£Varies	£Varies
Taking Instructions from Multiple Parties	Taking separate instructions from two or more individuals on a purchase	£95	£19
Cladding or Smoke Alarm Issues	Final fee dependent on work required	£Varies	£Varies
Unreasonable Missive Delays or Unusually Complex Missives	Non-standard, protracted contract negotiations with solicitor acting for your seller or buyer	£95	£19
Incorrect/late mortgage offer	Additional work generated by incorrect/late mortgage offer (within 10 days of date of entry)	£100	£20
Delay of date of entry	Additional work caused by delay of date of entry	£100	£20
International bank transfer fee	International bank transfer fee	£50	£10
Retention administration fee	Fee for holding funds for work required to be carried out after settlement	From £250 +VAT	
Voluntary registration fee	Request for registration of a property in the Land Register or similar	From £250 +VAT	
Company fee	Where the transaction involves a company	£150	£30
Review of title sheet from RoS	Covering the cost of the purchasing of the property's title sheet from Registers of Scotland	£10	£2
Company AML fee	Additional work involved in carrying out Due Diligence on a company	£100	£20
Separate representation fee	Dealing with requirements of separate solicitors instructed by your lender to secure your mortgage	Cost by case	
Matrimonial home consent fee	Liaising with any spouse not on title to the property	£50	£10
Discharge of mortgage security	Work involved in relation to the discharging of any subsequent mortgage security	£95 plus VAT, per security	
Discharge of shared equity security	Work involved in relation to the discharging of any shared equity security	£200 plus VAT, per security	

Outlays

Outlays are costs that we pay for you.

In a standard sale these would include all estate agency and marketing costs. The conveyancing outlays would be the cost of a Multisearch, sometimes a Coal Authority Report, the cost of registering the Discharge of any security granted over your property in favour of a mortgage lender, the cost of an Advance Notice and also any bank charges (CHAPS) incurred when redeeming your mortgage or sending you sale proceeds.

Name	Description	Cost
Discharge of Standard Security (to Registers of Scotland)	This is the legally-required Discharge of the Standard Security, payable on your behalf to Registers of Scotland, to remove the security that the mortgage lender held on the property that you are selling.	£80
Multisearch (to First Scottish Searching Services)	This is the legally-required searches that we must order on your behalf and provide to the buyer's solicitor. This outlay will be required in most sale transactions.	£195
Advance Notice (to Registers of Scotland)	This is the legally-required Advance Notice, payable to Registers of Scotland on your behalf.	£20
Coal Report - Residential (to First Scottish Searching Services)	If your property does not require a Coal Report, you will not be charged. If the property lies in an area where the Coal Authority states that a Mining Report is required, the buyer's solicitor will require that we exhibit a Coal Report to them on your behalf.	£60
Title Indemnity Policy	These policies are typically required in the event of there being missing documentation relating to alterations or an apparent title defect.	Variable
Register of Charges Search	This is typically required in cases involving a corporate entity such as a limited company	£72

Disclaimers

If your property is not registered in the Land Register of Scotland, your remortgage transaction will involve additional fees and outlays which will be available on application.

If, as part of the sale transaction, we discover there is a transfer of title or repayment of government interest involved, other fees and outlays may apply.

If alterations have been carried out to your property which require local authority documentation, obtaining any missing documentation will involve additional costs.

We recommend that with any major change in your circumstances, such as buying or selling a property, you review your current will and Power of Attorney provision. If you require these reviewed or updated or you don’t currently have a will or Power of Attorney in place please contact us and we will be happy to help.