

Additional Information regarding potential fees

The logo for msb, consisting of the lowercase letters 'msb' in a white, sans-serif font, set against a dark grey rectangular background.

We have provided you with an illustration of our conveyancing fees and anticipated expenses associated with your proposed transaction. However, there can be certain circumstances where other optional services may be requested by you or required to fulfil your instructions. For complete transparency, we set out below our fixed price menu of optional conveyancing services. In those cases, no additional work will be carried out until we have agreed the fees or charging mechanism with you first. VAT will be charged on these fees at the current variable rate.

Alteration of Register fee	£50
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For altering your records at the Land Registry at your specific request or to correct a defect.

Appointing an additional Trustee fee	£250
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For preparing documentation appointing a further Trustee, to enable the purchase to proceed.

Applying for adverse possession fee	£950
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Fee for advice and applying for adverse possession

Arranging Indemnity Insurance fee	£75
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To repair a defective legal title or other insurance coverage as required.

Auction purchase fee	£250
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Fee for advice directly associated to auction sale conditions and short timeframe

Auction sale fee	£300
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For creating your sale legal information pack to your auctioneer's specifications.

Buy to Let fee	£150
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Covering the additional legal work required on a Buy to Let, such as approving a shorthold tenancy.

Building Safety Act fee	£500
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Fee for advice on the provisions and implications of the Building Safety Act 2022

Bridging Finance fee	£300
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Fee for dealing with Bridging Finance arrangements including advising on special conditions and terms of mortgage.

Cheques Returned Unpaid fee	£35
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If your cheque bounces.

Cheques to a Third Party fee	£35
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Fee for issuing a cheque to a non-standard third party on completion at your specific request.

Companies House Search fee	£20
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Where a search of Companies House is required or requested by you.

Company fee	£150
Fee for handling the additional requirements associated to a company related transaction.	
Contract Race fee	£250
Drafting an additional contract and issuing a separate legal pack for a contract race.	
Declaration of Trust fee	£200
Preparing a standard format declaration of trust to meet your requirements.	
Deed of Covenant fee	£100
Drafting or approving and registering a Deed of Covenant, as required under the title deeds.	
Deed of Grant fee	£350
Drafting a deed that grants new legal rights, e.g. rights of way, drainage etc.	
Deed of Grant Approval fee	£150
For approving or varying a Deed of Grant regarding legal rights of way.	
Deed of Postponement fee	£250
Drafting and registering a Deed of Postponement of secured lending.	
Electronic Money Transfer fee	£30
For transferring money by CHAPs transfer or Faster Payment.	
Evidence of debt removal fee	£40
Providing evidence, at your request, of removal of your secured debt from Land Registry records.	
Funds BACS Transfer fee	£20
For transferring money by a BACS transfer within 3 days.	
Freehold reversion transfer fee	£250
For dealing with the transfer of a separate freehold title on a leasehold purchase.	
Gifted Deposit verification fee	£50
Fee to deal with formalities associated to receiving a gifted deposit on a transaction (per gift)	
Help to Buy Equity Loan fee	£250
Handling the additional work to advise on and secure a Help to Buy second charge, incl. HM Forces loan.	
Help to Buy ISA fee	£50
Handling the additional work to draw your funds from your Help To Buy ISA - prescribed fee.	
Help to Buy Redemption fee	£150
Dealing with the Help to Buy agency to remove their secured legal charge from your	

property.

Houses in Multiple Occupation fee For the extra work required regarding enquiries on your HMO Licence.	£150
Housing Association fee Advising on a shared ownership scheme with a Housing Association.	£200

ID Verification for Non-UK Residents fee Handling additional requirements to meet our responsibilities.	£40
Indemnity Insurance fee Approving or arranging title defect or indemnity insurance on your purchase.	£75
Independent reporting fee Fee for independent reporting (matrimonial sales, transfers of equity)	£150
International Bank Transfer fee For transferring money electronically abroad	£100
Key Undertaking fee Preparation or approval of a key and access undertaking, enabling you access before completion.	£75
Lease Extension approval fee For approving or varying a Deed extending the Lease term that has been prepared by Landlord.	£275
Lease Extension preparation fee For preparing a Deed extending the Lease term for the approval by a Landlord.	£450
Leasehold fee Fee for dealing with leasehold aspects of a transaction and advising on the terms of a lease.	£200
Legal Aid Charge Transfer fee For transferring your Legal Aid charge to your new property on completion.	£190
Licence to Assign fee Drafting or approving then completing a Licence to Assign, as required by the title deeds.	£150
Lifetime ISA fee Dealing with the additional work to draw your funds from your Help To Buy ISA - prescribed fee.	£50
Lifetime Mortgage/Equity Release fee Dealing with the additional requirements on these products and resulting liabilities.	£300
Management Company fee Dealing with enquiries & requirements when a freehold property has a management company.	£165
Management Enquiries on a Freehold Property fee Requesting these to meet Buyer's lawyer's requirements.	£165
Matrimonial fee Dealing with separate matrimonial solicitors or a non-occupying co-owner on a sale.	£200
Merger of Titles fee Dealing with the merger of a separate leasehold title with a leasehold title at your request.	£100

Name Declaration fee**£25**

For preparing a Declaration for Land Registry to resolve a name discrepancy on your title.

New build fee**£350**

Dealing with the additional requirements when a new legal title is being created for the first time

Occupier waiver fee Drafting or approving then completing a form whereby an adult occupier waives their rights.	£60
Power of Attorney or Court Order fee For checking the Power of attorney or Court Order is valid, and registered, if appropriate.	£195
Pre-auction advice fee Providing advice on an auction legal pack, prior to your intended property auction bid.	£300
Private Mortgage fee For liaising with a private owner of a charge to be secured against your registered title.	£150
Restriction fee Dealing with removal or registration of a Notice or Restriction on your legal title.	£125
Retention administration fee Dealing with retentions of service charge etc on Leasehold Properties, at Seller's lawyers request.	£100
Second Legal Charge fee For securing a subsequent mortgage, legal charge or secured lending your legal title.	£190
Separate Representation fee Dealing with requirements of separate lawyers instructed by your lender to secure your mortgage.	£150
Share of Freehold fee Handling the transfer of a share of the freehold title in addition to your leasehold purchase.	£195
Shared Equity Fee Acting on lender instructions to secure a "Shared Equity" second charge against your legal title.	£195
Sharia Mortgage fee For dealing with the additional requirements to secure a Sharia Law compliant mortgage.	£300
Share Transfer fee Handling the transfer of your Share Certificate or Membership in a Management Company.	£50
Solar Panels fee For checking, assigning or rectifying a lease of solar panels for your purchase.	£100
Specialised lending fee Covering additional legal work required on Specialised Mortgage Lending, with resulting liabilities.	£150
Staircasing fee For handling the process which increases your ownership share in a Housing Association owned property.	£150
Stamp Duty Land Tax (SDLT. Staircasing fee) For completing and submitting the SDLT forms to HMRC when you staircase.	£75
Statutory Declaration fee Drafting a Statutory Declaration to address a particular requirement at your or your lender's request.	£145
Subject Access Request fee For sending you personal data from your file; this is a set statutory fee	£10

Third Party Lawyer fee Dealing with different lawyers who act for you on related transactions eg : remortgage, sale.	£125
Transfer of Part fee For preparing or approving a TP1 Transfer of Part of your land, which will create a new, separate legal title.	£345
Undertaking fee Request to give a legal undertaking on ID to the Buyer's Lender.	£50
Unregistered title fee Covering the additional legal work involved on a Property that is not yet registered at the Land Registry.	£190
Unrepresented Party fee For advising and protecting you if buying from a Seller who isn't using a lawyer.	£100
Upgrading Title fee For preparing documentation to upgrade your legal title, eg: from possessory title to absolute.	£50
Verification of Bank Account fee Fee to prevent fraud, we may need to validate the bank account details of the Seller's lawyer.	£15
Voluntary First Registration of a Property Fee for preparing and submitting application to the Land registry for the registration of your title to your property. Additional fee will be charged by the Land Registry based on the value of the property.	£500
Bankruptcy Searches	£6.50 pp + vat £3.20 per search
ID and Source of Funds Check	£12.00 pp + vat £14.40 per person
Land Registry pre completion search	£7.34 £4.20 per search
Additional Office Copies	£4.20 per document
Sign it/DocuSign Fee	£4.80 per deed
Companies House submission fee	£15.00 per charge document