

WOODGATE & CO FEES

As at 1st January 2026

SALES

Residential Freehold Sale

Legal Costs	£950.00 (if over £400,000 then £1,050.00)
VAT	£190.00 (if over £400,000 then £210.00)
Mortgage Redemption Fee	£90.00 (Per Mortgage)
VAT	£18.00
Bank Transfer fee	£40.00 (to redeem the mortgage)
VAT	£8.00
Bank Transfer fee	£40.00 (to send net sale proceeds to client)
VAT	£8.00
Office Copy Entries	£14.00 (£7.00 per document)
Anti-Money Laundering Search	£18.00 (per person)

Residential Leasehold Sale

Legal Costs	£1,100.00 (if over £400,000 then £1,200.00)
VAT	£220.00 (if over £400,000 then £240.00)
Mortgage Redemption Fee	£90.00
VAT	£18.00
Bank Transfer fee	£40.00 (to redeem the mortgage)
VAT	£8.00
Bank Transfer fee	£40.00 (to send net sale proceeds to client)
VAT	£8.00
Office Copy Entries	£35.00 (£7.00 per document)
Anti-Money Laundering Search	£18.00 (per person)

There will also be a fee payable for LPE1/Management Pack, but this is dependent on who the Landlord/Managing Agent is and cannot be initially quoted for.

Residential Shared Ownership Sale – DO NOT WANT TO DEAL UNLESS NECESSARY

Legal Costs	£1,500.00
VAT	£300.00
Mortgage Redemption Fee	£90.00
VAT	£18.00
Bank Transfer fee	£40.00 (to redeem the mortgage)
VAT	£8.00
Bank Transfer fee	£40.00 (to send net sale proceeds to client)
VAT	£8.00
Office Copy Entries	£35.00 (£7.00 per document)
Anti-Money Laundering Search	£18.00 (per person)

There will also be a fee payable for LPE1/Management Pack, but this is dependent on who the Landlord/Managing Agent is and cannot be initially quoted for.

PURCHASES

Residential Freehold Purchase

Legal Costs	£1,000.00 (if over £400,000 then £1,200.00)
VAT	£200.00 (if over £400,000 then £240.00)
Acting for the Lender/Mortgagee	£200.00*
VAT	£40.00
Bank Transfer fee	£40.00 (to send purchase monies to the sellers' solicitors)
VAT	£8.00
Lender Portal fee	£35.00
VAT	£7.00
SDLT Submission fee	£90.00
VAT	£18.00
Searches	£269.37 (Local Authority, Drainage, and Environmental)
Anti-Money Laundering Search	£18.00 (per person)
Official Search	£7.00
Bankruptcy Search	£6.00 (per person)
Stamp Duty	Based on the purchase price – refer to stamp duty calculator
Land Registry fee	Based on the purchase price – see Land Registry fee scale 1

**** The fee payable for acting for the lender or dealing with mortgagee solicitors will be as per offer/mortgagee sols costs but will be a minimum of £200.00 plus VAT.***

If the client has a HTB ISA/Lifetime ISA/Forces Help-to-Buy or Gifted Monies, then it is an additional £50.00 plus VAT per ISA/Gift etc.

Residential Leasehold Purchase

Legal Costs	£1,200.00 (if over £400,000 then £1,350.00)
VAT	£240.00 (if over £400,000 then £270.00)
Acting for the Lender/Mortgagee	£200.00*
VAT	£40.00
Bank Transfer fee	£40.00 (to send purchase monies to the sellers' solicitors)
VAT	£8.00
Lender Portal fee	£35.00
VAT	£7.00
SDLT Submission fee	£90.00
VAT	£18.00
Searches	£269.37 (Local Authority, Drainage, and Environmental)
Anti-Money Laundering Search	£18.00 (per person)
Official Search	£7.00
Bankruptcy Search	£6.00 (per person)
Stamp Duty	Based on the purchase price – refer to stamp duty calculator
Land Registry fee	Based on the purchase price – see Land Registry fee scale 1

**** The fee payable for acting for the lender or dealing with mortgagee solicitors will be as per offer/mortgagee sols costs but will be a minimum of £200.00 plus VAT.***

If the client has a HTB ISA/Lifetime ISA/Forces Help-to-Buy or Gifted Monies, then it is an additional £50.00 plus VAT per ISA/Gift etc.

There may also be fees payable for Notice of Assignment/Deed of Covenant etc. but this is dependent on who the Landlord/Managing Agents are, and we won't know the cost until we receive the LPE1.

Residential Shared Ownership Purchase – DO NOT WANT TO DEAL UNLESS NECESSARY

Legal Costs	£1,500.00
VAT	£300.00
Acting for the Lender/Mortgagee	£200.00*
VAT	£40.00
Bank Transfer fee	£40.00 (to send purchase monies to the sellers' solicitors)
VAT	£8.00
Lender Portal fee	£35.00
VAT	£7.00
SDLT Submission fee	£90.00
VAT	£18.00
Searches	£269.37 (Local Authority, Drainage, and Environmental)
Anti-Money Laundering Search	£18.00 (per person)
Official Search	£7.00
Bankruptcy Search	£6.00 (per person)
Stamp Duty	Based on the purchase price – refer to stamp duty calculator
Land Registry fee	Based on the purchase price – see Land Registry fee scale 1

**** The fee payable for acting for the lender or dealing with mortgagee solicitors will be as per offer/mortgagee solicitors costs but will be a minimum of £200.00 plus VAT.***

If the client has a HTB ISA/Lifetime ISA/Forces Help-to-Buy or Gifted Monies, then it is an additional £50.00 plus VAT per ISA/Gift etc.

There may also be fees payable for Notice of Assignment/Deed of Covenant etc. but this is dependent on who the Landlord/Managing Agents are, and we won't know the cost until we receive the LPE1.

Transfer of Equity

Legal Costs	£500.00
VAT	£100.00
Bank Transfer fee	£40.00 (to send funds to client, if applicable)
VAT	£8.00
Anti-Money Laundering Search	£18.00 (per person)
Office Copy Entries	£14.00 (£7.00 per document)
Land Registry fee	Based on share value – see Land Registry fee scale 2

Re-Mortgage

Legal Costs	£500.00
VAT	£100.00
Mortgage Redemption fee	£90.00
VAT	£18.00
Bank Transfer fee	£40.00 (to redeem the mortgage)
VAT	£8.00
Anti-Money Laundering Search	£18.00 (per person)
Office Copy Entries	£14.00 (£7.00 per document)
Official Search	£7.00
Land Registry fee	Based on loan amount – see Land Registry fee scale 2

As we are sole Practitioner, we are not on the panel for some of the major mortgage lenders so can only act for NatWest, HSBC, Virgin and Clydesdale Bank. If the client is going with another lender, we cannot act so cannot quote them.

Transfer and Re-Mortgage – IF INSTRUCTED TO DEAL WITH BOTH

Legal Costs	£750.00
VAT	£150.00
Mortgage Redemption Fee	£90.00
VAT	£18.00
Bank Transfer fee	£40.00 (to redeem the mortgage)
VAT	£8.00
Bank Transfer fee	£40.00 (to send funds to client, if applicable)
VAT	£8.00
Anti-Money Laundering Search	£18.00 (per person)
Office Copy Entries	£14.00 (£7.00 per document)
Official Search	£7.00
Land Registry fee	Based on loan amount – see Land Registry fee scale 2

As we are sole Practitioner, we are not on the panel for some of the major mortgage lenders so can only act for NatWest, HSBC, Virgin and Clydesdale Bank. If the client is going with another lender, we cannot act so cannot quote them.

Voluntary First Registrations

Legal Costs	£500.00
VAT	£100.00
Anti-Money Laundering Search	£18.00 (per person)
Land Charges Searches	£6.00 (per person)
Index Map Search	£7.00
Land Registry fee	Based on property value– see Land Registry fee scale 1

Lease Extension – AT SAM’S DISCRETION

Legal costs – Starting from	£1,000.00
VAT	£200.00
<u>(Costs will increase depending on the complexity and whether we have to draft the Lease).</u>	
Bank Transfer fee	£40.00
VAT	£8.00
Anti-Money Laundering Search	£18.00 (per person)
Office Copy Entries	£35.00 (£7.00 per document)
Land Registry fee	Based on premium – see Land Registry fee scale 1

Independent Legal Advice

£500.00 plus VAT **per person**

(If ILA is required for a mortgage/guarantor for a property, the fee is £500.00 plus VAT **per property**)

If ILA is needed as part of a transaction we are already instructed on, a reduced fee of £250.00 plus VAT is payable.

Probate

On quotation - depends on the value of the estate

Wills

£300.00 plus VAT of £60.00 per person

£500.00 plus VAT of £100.00 for mirror Wills

LPA's

£300.00 plus VAT of £60.00 per LPA (Property and Finance and Health and Welfare) (per person)

£500.00 plus VAT of £100.00 if both LPAs are required (per person)

Court fee £82.00 per LPA (i.e. £164.00 per person if both LPAs are done).

Trust Deed/Change of Name Deed

£250.00 plus VAT

ID1's

£125.00 plus VAT of £25.00

Occupiers Consent - ILA

£100.00 plus VAT of £20.00

Oaths/Swears/Statutory Declarations

£10.00 + £2.00 per exhibit