



PRICE GUIDE 2026



Our efficient and friendly conveyancing team will guide you through all stages of your property transaction. We will always be on hand to answer any queries you may have relating to the procedure. The service we offer is personal and professional and backed up by the latest technology.

Every transaction is different. At Spire Solicitors LLP we will keep you informed of the progress of your specific transaction and advise you on matters as they arise.



Craig Ward
Head of Residential Property

Prices correct as of March 2026. Please note the prices and ranges given may vary and the precise cost will depend on a number of factors which will be discussed and confirmed with you when you seek a formal estimate of fees and disbursements from us.

We are here to help

If you need any help, get in touch with us on the below:

Attleborough - 01953 453143

Aylsham - 01263 732123

Dereham - 01362 692424

Diss - 01379 641221

Norwich - 01603 677077

Watton - 01953 882864

Wymondham - 01953 606351

 info@spiresolicitors.co.uk

Purchase

Offering you a competitive price without compromising our level of service to you.

Purchase price (£)	Cost	VAT	Total
£0 - £750,000	Ranging from £1,250 to £2,350	£150 to £470	£1,500 to £2,820
£750,000 +	£2,100 to £3,150	£420 to £630	£2,520 to £3,780

Other costs

	Cost	VAT	Total
CHAPS Transfer Fee	£35	£7	£42
Leasehold Supplement Fee (If applicable)	£500	£100	£600
Freehold Management Fee (If applicable)	£300	£60	£360
New Build Supplement Fee (If applicable)	£300	£60	£360
Help to Buy Supplement Fee (If applicable)	£250	£50	£300
Help to Buy ISA Supplement Fee (If applicable)	£50	£10	£60
Lifetime ISA Supplement Fee (If applicable)	£100	£20	£120

Sale

Sale price (£)	Cost	VAT	Total
0 - 750,000	Ranging from: £1,150 to £2,250	£230 to £450	£1,380 to £2,700
750,001 +	£1,950 to £2,750	£390 to £550	£2,340 to £3,300

Other costs

	Cost	VAT	Total
CHAPS Transfer Fee	£35	£7	£42
Leasehold Supplement Fee (if applicable)	£500	£100	£600
Freehold Management Fee (if applicable)	£300	£60	£360

We may make payments to third parties and we may ask you for payment to enable us to pay these third parties. These payments are known as disbursements.

Disbursements (estimates)	Cost	VAT	Total
Official copies per document (incl administration fee)	£8.50	£1.70	£10.20
Landlord/management pack	TBC	TBC	TBC
Electronic platform fees (including verification of ID)	£14 per person	£2.80 per person	£16.80 per person

Other costs continued

Disbursements (estimates)	Cost	VAT	Total
Search Pack (approx)	£400	/	£400
HM Land Registry Registration Fee	TBC	TBC	TBC
HM Land Registry Electronic Application Submission Fee	£5	£1	£6
Bankruptcy Search Fee (Incl Admin Fee)	£7.50	£1.50	£9
HM Land Registry Search Fee (Incl Admin Fee)	£8.50	£1.70	£10.20
Lender Panel Fee (if applicable)	£35	£7.00	£42
Lawyer Check (if applicable)	£18	£3.60	£21.60
Lender Handbook search	£4.80	/	£4.80
Notice Fee (payable to landlord)	TBC	TBC	TBC
SDLT	Calculation dependent on situation*		
SDLT Electronic Submission Fee	£5	£1	£6
Electronic Platform Fees (including verification of ID and funds)	£14 per person	£2.80	£16.80 per person
Personal AML Enhanced Check	£7.00 per person	£1.40	£8.40 per person

Stamp Duty Land Tax may be payable on your property purchase. Please note that there is a premium rate of SDLT payable on second properties or purchases by a company. We will advise you of the amount payable at the outset of the matter once the specifics of your transaction are known. If you are a first time buyer and have never owned before, there is an exemption for purchases up to £300,000 and a reduced rate for purchases between £300,001 and £500,000.

We will act as your "tax agent" for the purposes of SDLT in connection with your purchase. This means that we will complete the Land Tax Return form on your behalf and ask you to sign a draft copy. We will complete the final details for you and will submit the form to HM Revenue and Customs, together with your payment of the tax due (if any), immediately after completion has taken place.

Menu of other services

Offering you a competitive price without compromising our level of service to you.

Service	Cost	VAT	Total
Declaration of Trust	Please enquire	/	/
Remortgage (Freehold)	Starting from £800	£160	£960
Remortgage (Leasehold)	Starting from £1,300	£260	£1,560
Transfer of Equity	Starting from £500	£100	£600
Transfer of Equity + Remortgage	Starting from £1,000	£200	£1,200
Equity Release	Starting from £1,250	£250	£1,500
Voluntary First Registration	Starting from £500	£100	£600
Assent	Starting from £500	£100	£600

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Spire Solicitors LLP OC385119 Registered Office: Holland Court, The Close, Norwich, Norfolk, NR1 4DY. We are a Limited Liability Partnership in England and Wales. Authorised and Regulated by the Solicitors Regulation Authority (SRA No: 598026).

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