

Costs of purchase of a freehold residential property

Our fees cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Conveyancer's fees and disbursements:

- Legal fees are fixed on a sliding scale – PLEASE SEE TABLE ATTACHED.
- Deeds administration fee £30 inclusive of VAT. (Refunded if you collect the deeds from us).
- If exchange of contracts and completion take place within 10 days of each other additional legal fees of £75 plus VAT will be added.
- All legal fees will have VAT added to them.

DISBURSEMENTS*

- Local, environmental, chancel, drainage and flood search fees vary according to the area in which the property is situated but will be approximately £350-£450.
- Copies of the title of the property from the Land Registry will be £6 - £20.
- Bankruptcy search fee is £2 per person
- Land registry search fee is £3
- HM Land Registry registration fee is £20-£910 depending on the value of the property and other criteria. You can find the Land Registry's current fee scale at www.gov.uk/government/organisations/land-registry
- Electronic money transfer fee £40 plus VAT

*Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here](#).

How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 10 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such, a situation additional charges would apply.

Stages of the process

- Take your instructions and give you initial advice
 - Check finances are in place to fund purchase and contact lender's solicitors if needed
 - Receive and advise on contract documents
 - Carry out searches
 - Obtain further planning documentation if required
 - Make any necessary enquiries of seller's solicitor
 - Give you advice on all documents and information received
 - Go through conditions of mortgage offer with you
 - Send final contract to you for signature
 - Agree completion date (date from which you own the property)
 - Exchange contracts and notify you that this has happened
 - Arrange for all monies needed to be received from lender and you
 - Complete purchase
 - Deal with payment of Stamp Duty/Land Tax
 - Deal with application for registration at Land Registry
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Please do contact us by telephone or email with details of your proposed transaction and we will be able to give you more detailed quote once we know the value of the property you are purchasing, the area you are purchasing it in and whether you are a first time buyer or own any other properties.

Costs of purchase of a leasehold residential property

Our fees cover all the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property is in Wales.

Conveyancer's fees and disbursements:

- Legal fees are fixed on a sliding scale – PLEASE SEE TABLE ATTACHED.
- Deeds administration fee £30 inclusive of VAT. (Refunded if you collect the deeds from us).
- If exchange of contracts and completion take place within 10 days of each other additional legal fees of £75 plus VAT will be added.
- All legal fees will have VAT added to them.

DISBURSEMENTS*

- Local, environmental, chancel, drainage and flood search fees vary according to the area in which the property is situated but will be approximately £350-£450.
- Copies of the title of the property from the Land Registry will be £6 - £20.
- Bankruptcy search fee is £2 per person
- Land registry search fee is £3
- HM Land Registry registration fee is £20-£910 depending on the value of the property and other criteria. You can find the Land Registry's current fee scale at www.gov.uk/government/organisations/land-registry
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There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Anticipated Disbursements

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £100 and £300 plus VAT
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50 and £75 plus VAT
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £50 and £150 plus VAT

- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50-£100 plus VAT
- Transfer of share in Management Company. This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £50 and £150 plus VAT

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Stamp Duty Land Tax

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales by using the [Welsh Revenue Authority's website](#).

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. The key stages are:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer
- Send final contract to you for signature
- Draft Transfer
- Advise you on joint ownership
- Obtain pre-completion searches
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry
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How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8-12 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 10 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such, a situation additional charges would apply.

Our fixed legal fees assumes that:

- a. this 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
- b. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Please do contact us by telephone or email with details of your proposed transaction and we will be able to give you more detailed quote once we know the value of the property you are purchasing, the area you are purchasing it in and whether you are a first time buyer or own any other properties.

Fee scale from December 2018

All fees are exclusive of VAT

Value of Property	Freehold		Leasehold	
	Sale	Purchase	Sale	Purchase
Up to £300,000	£700	£800	£800	£900
Between £300,001-£400,000	£775	£875	£875	£975
Between £400,001-£600,000	£900	£1000	£1000	£1100
Between £600,001-£800,000	£1000	£1100	£1100	£1200
Between £800,001-£1,000,000	£1100	£1200	£1200	£1300
Between £1,00,0001-£1,500,000	£1400	£1600	£1600	£1700

If we are dealing with your sale and your purchase and they both complete on the same day we will apply a 5% discount to both the costs of your sale and purchase transactions.