

All Solicitors firms are required to publish the cost of certain services, the basis of charges, and any likely costs (and whether they include VAT) and the experience and qualifications of anyone carrying out the work.

IN OUR PROPERTY DEPARTMENT YOU CAN SEE BELOW THE BASIS UPON WHICH WE WILL AGREE FEES

### If you are buying a straightforward freehold residential property

Our fees quoted cover work normally required to complete the purchase of a Freehold property, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (SDLT) if the property is in England, or Land Transaction Tax (LT if the property is in Wales.

The normal cost of a freehold purchase or sale would be based upon the amount of time that needs to be spent by the Partner acting in your case and will also be influenced by the complexity and urgency of the case and the consideration involved. Every case is different and we would wish to be given the opportunity to discuss with you the details of every transaction and to quote a more specific fee based upon the specific transaction.

WGS fees and disbursements\* (see below)

- Legal fees. Each Partner deals with different cases and clients. Thus Bridget Miller, Stuart Pearson and Miles Lester would normally charge between £1,250 and £3,000 +VAT for an average property transfer. Other Partners might charge a different fee.
- Search fees would be approximately £300+ VAT
- SDLT This depends largely on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm) <http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm> . We can assist you with this.

or if the property is located in Wales [by using the Welsh Revenue Authority's website here.](#)

<https://beta.gov.wales/land-transaction-tax-calculator>

- HM Land Registry fee. This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [Land Registry website](#) . We can assist you with this.

<http://landregistry.data.gov.uk/fees-calculator.html>

- The electronic money transfer fee will be charged dependent upon the number of transfers and time engaged. It would normally be £30 + VAT per transfer
- 
- Estimated total: Please contact us to discuss the transaction and we will provide a more specific fee to be agreed. This will not involve unexpected add ons

\*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.. SDLT, Land Registry and Search fees are only payable on a purchase

### ***“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 depends on a number of factors. The average process takes between 6-8 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 agreed in principle, it could take 4 weeks..

#### Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, we have suggested some key stages for your guidance

Our estimated fee assumes that:-

- (a) it 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) That it is a purchase of a registered freehold without defects and that the transaction is concluded in a timely manner and no unforeseen complication arise.
- (c) That all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- (d) that no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

*Please see link below to*

<http://wqs.co.uk/property/purchasing-residential-property/>

#### WHO WILL DO THE WORK FOR YOU

Our Property team has well over 100 years of collective experience in delivering high quality work in all property related matters.. One agreed member of the team will handle your case throughout.

#### If you are buying a straightforward leasehold residential property

Our fees quoted cover work normally required to complete the purchase of a Leasehold property, including dealing with registration at the Land Registry and with a Freeholder and dealing with the payment of Stamp Duty Land Tax (SDLT) if the property is in England, or Land Transaction Tax (LT if the property is in Wales).

The normal cost of a leasehold purchase or sale would be based upon the amount of time that needs to be spent by the Partner and will also be influenced by the complexity and urgency of the case and the consideration involved. Every case is different and i we would

wish to be given the opportunity to discuss with you the details of every transaction and to quote a specific fee based upon the specific transaction.

- Legal fee . Each Partner deals with different cases and clients. Thus Bridget Miller, Stuart Pearson and Miles Lester would normally charge between £1,250 and £3,000 + VAT for an average property transfer. Other Partners might charge a different fee.
- Search fees would be approximately £300+ VAT

#### WGS fees and disbursements\*

- Legal fee . Each Partner deals with different cases and clients. Thus Bridget Miller, Stuart Pearson and Miles Lester would normally charge between £1,250 and £3,000 + VAT for an average property . Other Partners might charge a different fee.
- Search fees would be approximately £300+ VAT
- SDLT This depends largely on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm) <http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm> . We can assist you with this
- or if the property is located in Wales [by using the Welsh Revenue Authority's website here.](https://beta.gov.wales/land-transaction-tax-calculator)  
<https://beta.gov.wales/land-transaction-tax-calculator>
- HM Land Registry fee. This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [Land Registry website](http://landregistry.data.gov.uk/fees-calculator.html)  
<http://landregistry.data.gov.uk/fees-calculator.html>
- The electronic money transfer fee will be charged dependent upon the number of transfers and time engaged . It would normally be £30 + VAT per transfer
- 
- Leasehold Registration fees paid to a Freeholder normally around £60 inc. VAT
- Fees vary from property to property and can on occasion be more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.
- Estimated total: Please contact us to discuss the transaction and we will provide a more specific r fee to be agreed. This will not involve unexpected add ons
- 
- \*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..  
SDLT, Land Registry and Search fees are only payable on a purchase

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

*Please see link below*

<http://wgs.co.uk/property/residential-leases/>

### ***“How long will my flat purchase take?”***

How long it will take from your offer being accepted until you can move depends on a number of factors. The average process takes between 6-8 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 agreed in principle, it could take 4 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2-3 months. In such a situation additional charges would apply.

#### Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, we have suggested some key stages for your guidance

Our estimated fee assumes that:-

- (a) it 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) That it is purchase of a registered Leasehold property without Lease defects and that the transaction is concluded in a timely manner and no unforeseen complication arise.
- (c) That all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- (d) that no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- (e) That it is the assignment of an existing lease and is not the grant of a new lease

**REMORTGAGES.** The work involved varies so greatly from case to case it is very difficult to provide a helpful fee quote. Please contact any of our property team listed below for a bespoke fee quote.

#### WHO WILL DO THE WORK FOR YOU

Our Property team has well over 100 years of collective experience in delivering high quality work in all property related matters . **Property Department**

***Stephen Wegg-Prosser***

***Please see Stephen’s profile here***

<http://wgs.co.uk/our-people/stephen-wegg-prosser/>

***Jonathan Gerber***

***Please see Jonathan’s profile here***

<http://wgs.co.uk/our-people/jonathan-gerber/>

**Jerome Shapiro**

**Please see Jerome's profile here**

<http://wgs.co.uk/our-people/jerome-shapiro/>

**Bridget Miller**

**Please see Bridget's profile here**

<http://wgs.co.uk/our-people/bridget-miller/>

**Miles Lester**

**Please see Miles's profile here**

<http://wgs.co.uk/our-people/miles-lester/>

**Stuart Pearson**

**Please see Stuart's profile here**

<http://wgs.co.uk/our-people/stuart-l-pearson/>