

Conveyancing pricing transparency info

Purchase of a freehold residential property

Our fees cover all of the work* required to complete the purchase of property on your behalf, 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.

VAT charged at the going rate stipulated by the government currently 20%

Conveyancer's fees and disbursements

Purchase price up to £250,000

- Legal fee £1250 plus vat
- AML fee - £15 plus vat
- Electronic money transfer fee £30 (per transfer) plus vat
- VAT - 20%
- Subtotal £1295 plus vat (based on single bank transfer)

Disbursements

- Search fees approximate £300 —as it depends on property location
- HM Land Registry fee ££20 (up to £80,000 price) £40 (£80,001 to £100,000) £100 (£100,001 to £200,000 and £150 (£200,001 to £250,000)
- VAT -20% so £60 if search fees £300
- Subtotal (if sale price say £190,000 and search fees £300) £460

Estimated total (excluding Stamp Duty or Land Tax – see below):(on purchase at say £210,000) and one bank chaps transfer where search fees are £300) £2370

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.

Purchase price between £250,001 and £500,000

- Legal fee – up to 0.5% of the purchase price plus vat
- AML fee - £15 plus vat
- Electronic money transfer fee £30 (per transfer) plus vat

- VAT - 20%
- Subtotal if say purchase price was £350,000 -£1795 plus vat

Disbursements

- Search fees approximate £300 —as it depends on property location
- HM Land Registry fee £150
- VAT -20% so £60 if search fees £300
- Subtotal (if search fees £300) £510

Purchase price between £500,001 and £925,000

- Legal fee – up to 0.5% of the purchase price plus vat or such lesser sum as we may agree at the outset
- AML fee - £15 plus vat
- Electronic money transfer fee £30 (per transfer) plus vat
- VAT - 20%
- Subtotal if say purchase price was £650,000 -£3295 plus vat (or such lesser sum as we may agree at the outset)

Disbursements

- Search fees approximate £300 —as it depends on property location
- HM Land Registry fee £295
- VAT -20% so £60 if search fees £300
- Subtotal (if search fees £300) £655

Purchase price over £925,000

- Legal fee – up to 0.5% of the purchase price plus vat or such lesser sum as we may agree at the outset
- Electronic money transfer fee £30 (per transfer) plus vat
- AML fee - £15 plus vat
- VAT - 20%
- Subtotal if say purchase price was £975,000 -£4920 plus vat (or such lesser sum as we may agree at the outset)

Disbursements

- Search fees approximate £300 —as it depends on property location
- HM Land Registry fees—for purchase price up to £1m- £295; for purchase price above £1m-£500

- VAT -20% so £60 if search fees £300
- Subtotal (if search fees £300 and purchase price £975,000) £655

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](#).

If the buyer is a UK tax resident, purchasing the property as a main residence and has no other properties (or a share in them) worldwide :-

- (i) there will be no stamp duty payable if the purchase price is up to £250,000.
- (ii) If the purchase price is above £250,000 and up to £925,000 the stamp duty will be 5% of the price in excess of £250,000. So if the purchase price was £600,000 the stamp duty would be £17,500 being 5% on £350,000 (IE £600,000 less £250,000)

PROVIDED that if you are also a first time buyer there will be no stamp duty if the purchase price is up to £425,000.

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 6 to 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 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 to 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, below we have suggested some key stages that you may wish to include:

- 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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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

Purchase price up to £250,000

- Legal fee £1250 - £1500 plus vat (including fee for acting on behalf of the mortgage lender)
- Electronic money transfer fee £30 per transfer plus vat
- AML fee - £15 plus vat
- VAT 20%
- Subtotal £1545 plus vat (based on £1500 fee)

Disbursements

See disbursements above on purchase of freehold

Purchase price between £250,001 and £500,000

- Legal fee – up to 0.5% of the purchase price plus vat subject to a minimum fee of £1500 plus vat) (including fee for acting on behalf of the mortgage lender)
- Electronic money transfer fee £30 plus vat
- AML fee - £15 plus vat
- VAT 20%
- Subtotal if say purchase price was £350,000 -£1795 plus vat

Disbursements

See disbursements above on purchase of freehold

Purchase price between £500,001 and £925,000

- Legal fee – up to 0.5% of the purchase price plus VAT (including fee for acting on behalf of the mortgage lender)
- Electronic money transfer fee £30 per transfer plus vat
- AML fee - £15 plus vat
- VAT 20%

- Subtotal if say purchase price was £650,000 -£3295 plus vat

Disbursements

See disbursements above on purchase of freehold

Purchase price over £925,000

- Legal fee 0.5% of the purchase price plus vat or such lesser sum as we may agree at the outset
- Electronic money transfer fee £30 (per transfer) plus vat
- VAT - 20%
- Subtotal if say purchase price was £975,000 -£4905 plus vat (or such lesser sum as we may agree at the outset)

Disbursements

See disbursements above on purchase of freehold

Anticipated Disbursements*

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50-£100 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-£100 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 £200 to £300 plus vat.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range usually between £50 to £250 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

See above on purchase of freehold

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- 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

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 6-12 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 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 4 months. In such, a situation additional charges would apply.

* Our fee 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.

If you wish to use an online quote calculator for residential conveyancing

Below is list of things you may wish to consider if you use an online quote calculator for conveyancing matters. You could, if you wish, build questions to find out the following information:

- value of the property
- first-time buyer
- re-mortgage

- freehold or leasehold
- new build
- first registration of title
- whether a mortgage or not, or Islamic mortgage
- in purchase cases, whether primary residence, buy to let or second/holiday home
- multiple owners
- shared ownership scheme
- using a help to buy scheme, and whether it is an equity loan or ISA
- purchase under right to buy
- purchase at auction
- property has been repossessed

NB: This list is not intended to be exhaustive. The important point is that the information you request should generate the total cost. Please note that any disbursements (save for SDLT/LTT) should be included in the total cost quoted to consumers.

Re-mortgages

- Legal fee – up to 0.5% of the loan value plus VAT (including fee for acting on behalf of the mortgage lender)
- Electronic money transfer fee £30 per transfer plus vat
- AML fee - £15 plus vat
- VAT 20%

How long will my remortgage take

How long it will take from your mortgage offer being accepted until funds are received will depend on a number of factors. The average process takes between 4-8 weeks. It can be quicker or slower, depending on the lender involved.