



COSTING GUIDE

RESIDENTIAL PROPERTY PURCHASE

We have prepared this information sheet to provide our prospective client with information in relation to the costs that may be charged on a residential property purchase transaction. Every property is different and until we have all the details relating to your particular transaction we are not able to give you an exact estimate of costs.

Our fees cover the work required to complete the purchase of your property, including dealing with the registration of any proposed mortgage(s), reviewing all documentation received from the Seller's solicitors and raising necessary enquiries, dealing with registration of the transaction at the Land Registry and submitting a land transaction return to HMRC in respect of any Stamp Duty Payable.

Legal Fees

Value of Property	Legal Fee*
Up to £125,000	Between £850.00 and £1,000.00
£125,001 to £400,000	Between £1,000.00 and £1,300.00
£400,001 to £749,000	Between £1,300.00 - £1,450.00
£749,001 to £1 million	Between £1,450.00 and £1,800.00
Up to 1.5 million	Between £1,800.00 and £2,500.00
From 1.5 Million	Please contact us to obtain a quote

***All fees referred to above are subject to VAT**

Additional Fees as applicable

Acting for Lender	100 + VAT
Leasehold	250 + VAT
New Build / Property built within 10 yrs	250 + VAT
Unregistered	250 + VAT

First Time Buyer ISA or LISA	50 + VAT
Proof of Funds for anything over 2 accounts	10 + VAT per account
Stamp Duty Land Tax return	75 + VAT

Fees for Bare Land

These are subject to the exact circumstances of the land and a quote will need to be obtained once we have taken sufficient instructions on the nature of the land.

Disbursements

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.

- Search Fees £400 - £550
- HM Land Registry Search fees from £7.00;
- HM Land Registry Registration Fee - dependant on the value of the Property
[Click here for more information on the Land Registry Fee payable](#)
- Stamp Duty Land Tax - dependant on the consideration paid for the property
[Click here for more information on the Stamp Duty payable](#)
- Electronic money transfer – admin fee £30 (plus VAT) per transaction;

Other leasehold disbursements

The following additional disbursements are usually payed to the relevant landlord/managing agent/management company. The fees will be confirmed upon receipt of the lease and the leasehold sale pack from the management agents acting for the landlord and / or the management company.

- Notice of Transfer fee;
- Notice of Charge fee (if the property is to be mortgaged);
- Deed of Covenant fee;
- Certificate of Compliance fee

The fees estimated within this information sheet assumes that:

- 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;
- The transaction is concluded in a timely manner and no unforeseen complications arise;
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Below is a list of things that may increase the estimated cost and the length of time taken to complete your transaction:

- Foreign AML Checks;
- Whether there is more than one mortgage to obtain (Help to Buy Loan);
- Purchase at auction.

This is not an exhaustive list.

We are a Conveyancing Quality Scheme Accredited Firm and are registered panel members for many Mortgage Lenders. However, in the event that we are not on your Mortgage Lender's Panel of approved solicitors, we reserve the right to increase our legal fees.

We would advise you to contact us directly to discuss your matter so that we can give you more accurate information in relation to the costs that will be associated with your property sale.