

Sale and 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.

Conveyancing fees

Price of the property	Conveyancing fees
£0.00 to £250,000.00	Up to £700.00 plus VAT.
£250,001.00 to £400,000.00	Up to £800.00 plus VAT.
£400,001.00 to £550,000.00	Up to £900.00 plus VAT.
£550,001.00 to £700,000.00	Up to £1,000.00 plus VAT.
£700,001.00 to £850,000.00	Up to £1,100.00 plus VAT.
£850,001.00 to £1,000,000.00	Up to £1,300.00 plus VAT.
£1,000,001.00 to £1,500,000.00	Up to £1,500.00 plus VAT.
£1,500,001.00 to £2,000,000.00	Up to £2,000.00 plus VAT.
£2,000,001.00 to £4,000,000.00	Up to £2,500.00 plus VAT.

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. This list is not exhaustive and other disbursements may apply.

Identification fee	£5.00 plus VAT per person.
CHAPs fee	£30.00 plus VAT.
Office copy entries	This fee is dependent on how many documents are registered against the title to the property.
Land registration fee	This is the fee payable to the Land Registry to register the property into the buyers names after completion. It is dependant on the property price. If the property is unregistered a different fee applies.
Local authority search	This varies across the local authorities and we shall confirm this when we provide the quotation.
Searches	A mortgage lender will require a local and water authority search. There are other searches available which can be selected if required.

Stamp duty or land tax This is the tax payable to HMRC which is calculated based on the purchase price of the property. Depending on your status and whether you own other properties will affect the amount payable. You can access a calculator on the HMRC website which will be able to assist.

How long will my house purchase take?

It is very difficult to estimate how long a transaction will take as every transaction is different. There are many factors to take into consideration however the average transaction takes 6-8 weeks from the receipt of contract documentation.

The key stages of the purchase process

1. Take your instructions and give you initial advice.
2. Check finances are in place to fund purchase and contact lender's solicitors if needed.
3. Receive and advise on contract documents.
4. Carry out searches.
5. Obtain further planning documents if required.
6. Make any necessary enquiries of seller's solicitors.
7. Give you advice on all documents and information received.
8. Send the final contract to you for signature.
9. Agree on completion date (date from which you own the property).
10. Exchange contracts and notify you that this has happened.
11. Arrange for all monies needed to be received from the lender and you.
12. Complete purchase.
13. Deal with payment of Stamp Duty/Land Tax.
14. Deal with the application for registration at Land Registry.

How Long will my house sale take?

On average, once we have received your instructions and issued a draft contract the timeframe to completion is usually between eight and 10 weeks, depending on each individual's circumstances. However, we will progress matters as swiftly as possible.

Key stages of the sale process:

- Take your instructions and give you initial advice.
- Prepare contract documents.
- Deal with enquiries raised by the buyer's solicitor.
- Send the final contract to you for signature.
- Agree on the completion date.
- Exchange contracts and notify you that this has happened.
- Obtain a settlement figure from your lender (if applicable).
- Complete sale.
- Deal with the repayment of your mortgage (if applicable).
- Pay estate agents (if applicable).
- Account to you for the net sale proceeds.

Our conveyancing fee assumes that:

- This is a standard transaction and that no unforeseen matters arise. This could be but is not limited to a defect in title which requires remedying prior to completion. These sorts of issues have no set timeframe for being resolved however we will work as quickly as possible.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay.
- If indemnity policies are required additional disbursements may apply.
- There is no element of help to buy in any property in the chain.
- Any joint purchasers are proposing to hold the property as joint tenants.
- The property is not a new build.

Additional Charge are made in respect of Leasehold properties:

This is because there is extra work to carry out when dealing with leasehold property. The additional fees for dealing with leasehold property are £200 + VAT.

Management Companies will usually make charges for their fees in respect of the below:

Notice of transfer fee	If this fee is chargeable, its value will be set out in the lease.
Notice of charge fee (only applicable if the property is mortgaged)	If this fee is chargeable, its value will be set out in the lease.
Deed of covenant fee	This fee is provided by the management company for the property and is difficult to estimate.
Certificate of compliance fee	This fee is to be confirmed upon receipt of the lease.
Clawback of ground rent and service charges	This fee is applicable if the seller has paid in advance of the completion date.

These fees do vary between management companies. When are in receipt of the management pack we will let you know the charges that are appropriate to your matter.

When dealing with the sale of a leasehold property, the majority of management companies will make a charge for providing management packs. We will obtain the costs of the packs and let you know how much the charges are.

Mortgage/remortgage of a freehold residential property

Our fees cover all of the work required to complete the mortgage or a remortgage of your property, including dealing with the registration of the new mortgage at the Land Registry.

Conveyancing fee

Price of the property	Conveyancing fee
Up to £125,000.00	Up to £550.00 plus VAT
£125,001.00 and over	Up to £600.00 plus VAT

Disbursements

Disbursements are costs related to your matter that are payable to third-parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. This list is not exhaustive and other disbursements may apply.

Identification fee £10.00 plus VAT per person.

CHAPs fee £25.00 plus VAT.

OS1 fee £3.00 plus VAT.

Bankruptcy fee £2.00 plus VAT per person.

Land registration fee Dependant on the property price and whether the property is registered or not. For more information, see the Government website.

Local authority search Dependant on the area and local authority.

Searches Dependant on the type of property and the provider of the searches.

How long will my mortgage/remortgage take?

How long it will take depends on a number of factors. The average process takes between four and six weeks. However, each transaction is different and we will progress matters as swiftly as possible.

Key stages of the process:

- Take your instructions and give you initial advice.
- Carry out searches.
- Obtain further planning documents if required.
- Go through conditions of mortgage offer with you.
- Send mortgage deed to you for signature.
- Obtain pre-completion searches.
- Agree on a completion date.
- Arrange for monies to be received from the new lender and you (if applicable).
- Complete new mortgage and repay existing mortgage (if applicable).
- Deal with the application for registration at Land Registry.

Our fee 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;
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation; and
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.