

## 1. Purchase of a Freehold Residential Property

### Conveyancer's Fees and Disbursements

PRICE	COSTS	VAT @ 20%	SEARCH FEES	FINAL SEARCHES	L R FEE	CHAPS FEE	TOTAL
UP TO £80,000	£525.00	£105.00	£280.00	£10.00	£40.00	£36.00	£996.00
UP TO £100,000	£550.00	£110.00	£280.00	£10.00	£80.00	£36.00	£1,066.00
UP TO £120,000	£575.00	£115.00	£280.00	£10.00	£190.00	£36.00	£1,206.00
UP TO £150,000	£600.00	£120.00	£280.00	£10.00	£190.00	£36.00	£1,236.00
UP TO £200,000	£625.00	£125.00	£280.00	£10.00	£190.00	£36.00	£1,266.00
UP TO £250,000	£675.00	£135.00	£280.00	£10.00	£270.00	£36.00	£1,406.00
UP TO £300,000	£700.00	£140.00	£280.00	£10.00	£270.00	£36.00	£1,436.00
UP TO £350,000	£750.00	£150.00	£280.00	£10.00	£270.00	£36.00	£1,496.00
UP TO £400,000	£800.00	£160.00	£280.00	£10.00	£270.00	£36.00	£1,556.00
UP TO £450,000	£850.00	£170.00	£280.00	£10.00	£270.00	£36.00	£1,616.00
UP TO £500,000	£900.00	£180.00	£280.00	£10.00	£270.00	£36.00	£1,676.00
OVER £500,000	FOR PROPERTIES OVER £500,000.00 WE WILL CHARGE ON A PERCENTAGE BASIS OF 0.25%, (MINIMUM OF £2,000 FOR A PROPERTY WITH A PURCHASE PRICE OF £1 MILLION), WITH DISCRETION TO INCREASE IF A MORE COMPLEX OR HIGHER RISK MATTER.						

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. Such payments as Search Fees, Final Searches and CHAPS Fee are inclusive of VAT.

Search Fees include Environmental, Water & Drainage, Coal/Brine and Local Authority Searches on the property. Final Searches include Priority Searches at the Land Registry (OS1 and OS2) and Bankruptcy Searches on each Client. For additional costs optional searches include Further Environmental, Further Brine Further Water & Drainage and any other Local Authority Departments, e.g. specific planning enquiries.

There may also be an additional charge of £12.00 inclusive of VAT payable to Legal Marketing Services (LMS) for handling mortgage offers on-line.

For New Build Properties and those utilising the Help to Buy Products there is a discretion to increase the fixed fee.

### **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. https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro](https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro). Or if the property is located in Wales [by using the Welsh Revenue Authority's website. https://beta.gov.wales/land-transaction-tax-calculator](https://beta.gov.wales/land-transaction-tax-calculator).

**Estimated total** on a freehold purchase up to £80,000.00 is £996.00 and up to £500,000.00 is £1,676.00.

### **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 eight to twelve 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 twelve weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between three and four months. In such a situation additional charges would apply.

### **Stages of the process**

The precise stages involved in the purchase of a residential freehold property vary according to the circumstances. However, below are some of the key stages you can expect us to guide you through: -

- 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
- Make an appointment to see you to sign the Mortgage Deed and Purchase Deed
- 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

To see the relevant expertise and qualifications of the Fee Earner dealing with your file please refer to their individual profile page.