

Conveyancing Fees & Expenses Purchase and Sale of a Residential Property

The following price information for the sale or purchase of a residential property which is either:

- Purchase or sale (including leasehold)

Please ensure that you take into account the disbursements listed which are payable in addition to our costs.

Fees for the Purchase of a Residential Property

Our fees cover all of the work* required to complete the purchase of your 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.

Conveyancer's fees and disbursements

Purchase price from	Purchase Price to	Freehold Legal Fees (Plus VAT)	Leasehold Legal Fees (Plus VAT)
£0	£100,000	£750	£875
£100,001	£200,000	£850	£975
£200,001	£500,000	£975	£1075
£500,001	£1,000,000+	£POA	£POA

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees and these can be subject to changes at any time. We handle the payment of the disbursements on your behalf to ensure a smoother process. The following anticipated disbursements are also likely to be incurred:

Search fees (approximate)	£350
HM Land Registry Registration Fee (exclusive of VAT)	
Purchase Price	Fee
£0 - £80,000	£20
£80,001 - £100,000	£40
£100,001 - £200,000	£100
£200,001 - £500,000	£150
£500,001 - £1,000,000	£295
£100,000,001 and above	£500
Electronic Transfer fee	£17 plus VAT

- VAT is charged where indicated at the current rate of 20%.

- Please note that you will need to pay disbursements in advance of us incurring the costs.
- Search fees – we are not able to provide a precise amount until we know where your property is located.

Leasehold Property

In addition, you will need to pay the Landlord's/Freeholders administration fees relating to the Deeds of Covenants, Assignments and Charges, Certificate of Compliance and Licence to Assign. Such costs would usually be in the region of £200-£500 plus VAT. Fees vary and we will provide you with the exact figure as soon as we are in receipt of relevant documentation.

The estimate of costs provided may vary depending upon the property. It may be more or even less than the estimates provided.

Please note that Ground Rent and Service Charges will be payable during your ownership of the property in accordance with the Lease. All relevant information will be given to you.

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 here](#).

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 8-10 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 10-12 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.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have listed usual stages of the conveyancing transaction:

- Take your instructions and give you initial advice
- Client care documentation issued and obtained identity evidence from you
- Check finances are in order to proceed with the purchase
- Receive and advise on contract documents and freeholder/management pack (if leasehold)
- Carry out searches
- Obtain 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
- If leasehold, we will submit the necessary notices, payments and deeds to freeholder/management company
- Storage of file and deeds

It should be noted that the price may increase should any of the following apply:

- Legal title is defective or part of it is unregistered
- Issues with building regulations and/or planning permission
- Dealing with additional documentation on a purchase of a new build property
- Dealing with a Help to Buy Mortgages/ISA
- Dealing with a subsequent or second Charge
- Dealing with shared ownership
- Advising in relation to a Guarantor

Fees for the Sale of a Residential Property

Our fees cover the work* required to complete the sale of your property.

Conveyancer's fees and disbursements

Sale price from	Sale Price to	Freehold Legal Fees (Plus VAT)	Leasehold Legal Fees (Plus VAT)
£0	£100,000	£750	£825
£100,001	£200,000	£850	£975
£200,001	£500,000	£975	£1075
£500,001	£1,000,000+	£POA	£POA

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. We anticipate the following disbursements:

Freehold Residential	
Land Registry fee	£7-£50
Electronic money transfer fee	£17 plus VAT

Leasehold Residential	
Land Registry fee	£7-£50
Electronic money transfer fee	£17 plus VAT
Landlord/Freeholder sale pack fee	£150-£450 plus VAT (this is an average price and can vary)

How long will my house sale take?

How long it will take to deal with the sale of your property depends on a number of factors. The average process takes between 6-8 weeks if it is a freehold property and 6-10 weeks if it is leasehold.

Stages of the process

Below we have suggested some key stages of the sale process. However, please note that the precise stages involved in the sale of a residential leasehold property vary according to the circumstances.

- Take your instructions and give you initial advice.
- Providing Property Information, Fitting and Contents Forms.
- Obtain a redemption figure from any lender.
- Liaising with Estate Agent and Solicitors acting for the buyers.
- If appropriate, contacting any Freeholder and/or Management Company.
- Confirming ownership of property.
- Preparation of Contact documentation and responding to any enquiries raised.
- Exchange and completion.
- Redeeming and discharging any mortgages or any sums owed to the Freeholder/Management Company (if leasehold).

- Preparation of Completion Statement and net proceeds sent to you.

*All our fees assume that:

1. 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
2. This is the assignment of an existing lease and is not the grant of a new lease
3. The transaction is concluded in a timely manner and no unforeseen complications arise
4. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
5. No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Below is list of things which may affect your quote for conveyancing matters:

- 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