

Conveyancing Estimates – simple transactions

We are pleased to offer a highly personalised, responsive and non-commoditised service, delivered by qualified solicitors with a wealth of experience to deal with the range of problems that can be encountered. Our illustrative fees below would cover all of the work required to complete the purchase of a residential property, 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.

Legal Fees – Freehold & Leasehold

Property Price	Our fee - Purchase	Our fee- Sale
up to £100,000	£1,400 plus VAT	£1,200 plus VAT
£100,001-£200,000	£1,500 plus VAT	£1,300 plus VAT
£200,001-£300,000	£1,600 plus VAT	£1,400 plus VAT
£300,001-£400,000	£1,700 plus VAT	£1,500 plus VAT
£400,001-£500,000	£1,800 plus VAT	£1,600 plus VAT
£500,001-£600,000	£2,050 plus VAT	£1,850 plus VAT
£600,001-£700,000	£2,150 plus VAT	£1,950 plus VAT
£700,001-£800,000	£2,250 plus VAT	£2,050 plus VAT
£800,001- £900,000	£2,350 plus VAT	£2,150 plus VAT
£900,001-£1,000,000	£2,450 plus VAT	£2,250 plus VAT
£1,000,001-£1,100,000	£2,700 plus VAT	£2,500 plus VAT
£1,100,000-£1,200,000	£2,800 plus VAT	£2,600 plus VAT
£1,200,001-£1,300,000	£2,900 plus VAT	£2,700 plus VAT
£1,300,001-£1,400,000	£3,000 plus VAT	£2,800 plus VAT
£1,400,001-£1,500,000	£3,100 plus VAT	£2,900 plus VAT
£1,500,001-£1,600,000	£3,200 plus VAT	£3,000 plus VAT
£1,600,001-£1,700,000	£3,300 plus VAT	£3,100 plus VAT
£1,700,001-£1,800,000	£3,400 plus VAT	£3,200 plus VAT
£1,800,001-£1,900,000	£3,500 plus VAT	£3,300 plus VAT
£1,900,001-£2,000,000	£3,600 plus VAT	£3,400 plus VAT
£2,000,001-£2,100,000	£3,700 plus VAT	£3,500 plus VAT
£2,100,000-£2,200,000	£3,800 plus VAT	£3,600 plus VAT

£2,200,001- £2,300,000	£3,900 plus VAT	£3,700 plus VAT
£2,300,001- £2,400,000	£4,000 plus VAT	£3,800 plus VAT
£2,400,001- £2,500,000	£4,100 plus VAT	£3,900 plus VAT
£2,500,001- £2,600,000	£4,200 plus VAT	£4,000 plus VAT
£2,600,001- £2,700,000	£4,300 plus VAT	£4,100 plus VAT
£2,700,001- £2,800,000	£4,500 plus VAT	£4,200 plus VAT
£2,800,001- £2,900,000	£4,500 plus VAT	£4,300 plus VAT
£2,900,001- £3,000,000	£4,600 plus VAT	£4,500 plus VAT
£3,000,001- £3,100,000	£4,800 plus VAT	£4,600 plus VAT
£3,100,001- £3,200,000	£5,000 plus VAT	£4,800 plus VAT
£3,200,001- £3,300,000	£5,200 plus VAT	£5,000 plus VAT
£3,300,001- £3,400,000	£5,400 plus VAT	£5,200 plus VAT
£3,400,001- £3,500,000	£5,600 plus VAT	£5,400 plus VAT
£3,500,001- £3,600,000	£5,800 plus VAT	£5,600 plus VAT
£3,600,001- £3,700,000	£6,000 plus VAT	£5,800 plus VAT
£3,700,001- £3,800,000	£6,200 plus VAT	£6,000 plus VAT
£3,800,001- £3,900,000	£6,400 plus VAT	£6,200 plus VAT

Purchase of a new build residential property

As a consequence of the considerable volume of additional documentation that must be reviewed where a new build property is being acquired and in checking the validity of construction warranties and compliance with conditions attached to planning permissions and building control regulations, it is necessary to increase our fee by an additional amount usually equivalent to 20% of the illustrative fee referred to above.

Below is a guide to the disbursements and taxes that should also be budgeted for and the procedure and principal documents involved.

Purchase of Freehold Residential Property

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees and property search fees which will include a Local Authority Search, a Water and Drainage Search, an Environmental Search and a Chancel Check Search. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Property search fees £250 - £400 + VAT if applicable

HM Land Registry fee – this can be found by clicking the following link:
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Electronic money transfer fee £20 + VAT for amounts over £100,000

VAT payable at 20%

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 a 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 4-6 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if there is no chain and finance is available the purchase could be completed within a few days. However if you are a first time buyer, purchasing a new build property in the course of construction with a mortgage in principle, could take many months as physical completion will depend upon the property developer..

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
- Prepare and provide you with a full and comprehensive written report on the property
- 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
- Provide you with your new Title Information Document once the application for registration has been completed at the Land Registry

Sale of Freeholds

Sales largely mirror the work required on behalf of a purchaser. However as the work is undertaken on behalf of a seller without any buyer's risk, the charges are broadly £200 less than for a purchase.

Purchase of a leasehold residential property

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. These disbursements are substantially the same as for Freehold purchases, but there are also certain disbursements which will be set out in the individual lease relating to the Property. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £75 -£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 £75 -£100 plus VAT
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. This can range from £150 to £500 plus VAT. The exact figure will be revealed by our enquiries and will be confirmed to you prior to exchange of contracts
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £150 -£300 plus VAT. Again the exact figure will be confirmed prior to exchange of contracts.

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

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.

Stages of the Process

We will also carry out on your behalf a full investigation into the level of existing service charges and will ascertain whether any works are anticipated in the future that could lead to substantial increases in these service charges. These checks will also ensure that there are no arrears of ground rent or services charges and that the seller is not in breach of any lease covenants.

As some leases require the consent of a freeholder for a sale of a leasehold property, we may also have to engage with the seller and the freeholder to ensure that this consent is forthcoming upon completion.

Our fees cover all the work required to complete such a purchase, 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. We will also notify the freeholder of the change of ownership once the purchase has been completed.

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances and include to:

- 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 including extensive enquiries as to the history and level of service charges
- Obtain the freeholders consent in principle to the sale of the leasehold property if this is required under the terms of the lease.
- Give you advice on all documents and information received

- Go through conditions of mortgage offer
- Prepare and provide you with a full and comprehensive written report on the property
- 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
- Serve notice of the change of ownership and any mortgage upon the freeholder
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

Provide you with your new Title Information Document once the application for registration has been completed at the Land Registry

How long will a purchase take?

How long it will take from your offer being accepted until you can move in to your house or flat will depend on a number of factors. The average process takes between 4-6 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 X weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2-3 months. In such a situation additional charges would apply.

The above information assumes:

A standard transaction with no unforeseen matters arising and 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

- this is the assignment of an existing lease and is not the grant of a new lease
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Sales of Leaseholds

These largely mirror the work undertaken on behalf of a purchaser without any buyer's risk and so the charges are broadly £200 less than for a purchase.