

Examples of Conveyancing Costs

To help you understand the costs of different types of conveyancing we have provided some examples of how the purchase price and type of property can affect the costs involved.

These examples are by way of illustration only.

If you are buying property please contact us for a personalised quote as costs can vary according to your own circumstances.

1. Costs of Purchasing a Freehold Property costing £500,000.00

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.

Conveyancer's fees and disbursements

| | |
|---------------------------------------|----------|
| • Legal fee* + VAT | £1200.00 |
| • Electronic money transfer fee + VAT | £30.00 |
| • VAT | £246.00 |
| • Subtotal | £1476.00 |

Disbursements

| | |
|-----------------------------------|-----------------|
| • HM Land Registry fee | £135.00 |
| • Land Charge & Bankruptcy Search | £2.00 |
| • Environmental Search Fee + VAT | £66.50 |
| • Water & Drainage Search + VAT | £48.10 |
| • Local Search Fee + VAT | £143.50 |
| • VAT | £43.22 |
| • Subtotal | £438.32 |
| • Estimated Total Fees | £1914.32 |

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.

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](#)

2. Costs of Purchasing a Freehold Property costing £850,000.00

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.

Conveyancer's fees and disbursements

| | |
|---------------------------------------|----------|
| • Legal fee* + VAT | £1400.00 |
| • Electronic money transfer fee + VAT | £30.00 |
| • VAT | £286.00 |
| • Subtotal | £1716.00 |

Disbursements

| | |
|-----------------------------------|-----------------|
| • HM Land Registry fee | £270.00 |
| • Land Charge & Bankruptcy Search | £2.00 |
| • Environmental Search Fee | £66.50 |
| • Local Search Fee | £143.50 |
| • Water & Drainage Search + VAT | £48.10 |
| • VAT | £43.22 |
| • Subtotal | £573.32 |
| • Estimated Total Fees | £2289.32 |

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.

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](#)

3. Costs of Purchasing a Leasehold Property costing £350,000.00

Our fees cover all of the work² 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.

Conveyancer's fees and disbursements

| | |
|---------------------------------------|----------|
| • Legal fee* + VAT | £1100.00 |
| • Electronic money transfer fee + VAT | £30.00 |
| • VAT | £226.00 |
| • Subtotal | £1356.00 |

Disbursements

| | |
|-----------------------------------|-----------------|
| • HM Land Registry fee | £135.00 |
| • Land Charge & Bankruptcy Search | £2.00 |
| • Environmental Search Fee + VAT | £66.50 |
| • Local Search Fee + VAT | £143.50 |
| • Water & Drainage Search + VAT | £48.10 |
| • VAT | £43.22 |
| • Subtotal | £438.32 |
| • Estimated Total Fees | £1794.32 |

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](#)

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. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Possible Additional Disbursements²

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £60.00 and £240.00 + 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 £60.00 and £240.00.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £100.00 and £240.00.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £60.00 and £120.00 + VAT

4. Costs of Purchasing a Leasehold Property costing £500,000.00

Conveyancer's fees and disbursements

- | | |
|---------------------------------------|----------|
| • Legal fee* + VAT | £1400.00 |
| • Electronic money transfer fee + VAT | £30.00 |

| | |
|-----------------------------------|-----------------|
| • VAT | £226.00 |
| • Subtotal £X | £1356.00 |
| • HM Land Registry fee | £135.00 |
| • Land Charge & Bankruptcy Search | £2.00 |
| • Environmental Search Fee + VAT | £66.50 |
| • Local Search Fee +VAT | £143.50 |
| • Water & Drainage Search + VAT | £48.10 |
| • VAT | £43.22 |
| • Subtotal | £390.22 |
| • Estimated Total Fees | £1746.22 |

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](#)

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. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Possible Additional Disbursements²

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £60.00 and £240.00 + 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 £60.00 and £240.00.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £100.00 and £240.00.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £60.00 and £120.00 + VAT

5. Costs of a Mortgage or Re-mortgage when borrowing £300,000.00

Our fees cover all of the work² required to complete the mortgage or re-mortgage 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

- | | |
|---------------------------------------|---------|
| • Legal fee* + VAT | £500.00 |
| • Electronic money transfer fee + VAT | £30.00 |
| • VAT | £106.00 |
| • Subtotal | £636.00 |

Disbursements

- | | |
|-----------------------------------|----------------|
| • HM Land Registry fee | £135.00 |
| • Land Charge & Bankruptcy Search | £2.00 |
| • Subtotal | £137.00 |
| • Estimated Total Fees | £773.00 |

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.

Possible Additional Disbursement if Leasehold

- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £60.00 and £240.00.

*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.

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend upon a number of factors. The average process takes between 8-12 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 8 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 leasehold 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
- 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
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

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.?

* Our fee assumes that:

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