

## Prices for 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.

Conveyancer's fees and disbursements

- **Legal fee** – this will depend on the value of the property that you are purchasing and further information is available below.  
All legal fees are subject to VAT at a rate of 20%
- **Search fees** £300 (approximately)
- **HM Land Registry fee** This depends on the purchase price of your property and you can calculate the amount payable by using the [HM Land Registry Scale Fees \(https://www.gov.uk/guidance/hm-land-registry-registration-services-fees\)](https://www.gov.uk/guidance/hm-land-registry-registration-services-fees)
- **Electronic money transfer fee** £30 plus VAT at 20%

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 \(https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro\)](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 here. \(https://beta.gov.wales/land-transaction-tax-calculator\)](https://beta.gov.wales/land-transaction-tax-calculator)

### 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 6-8 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 property vary according to the circumstances. However, below we have set out some of the key stages in a standard transaction.

- 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
- 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

## Legal Fees

### Purchase

Up to £150,000	£650 – 700 plus VAT
£150k - £250k	£750 – 800 plus VAT
£250k - £500k	£850 – 900 plus VAT
£500k - £700k	£950 – 1000 plus VAT
£700k - £900k	£1050 – 1100 plus VAT
£900k +	0.2% of the purchase price plus VAT

### Extras

£200 plus VAT if Help to Buy