

3. Purchase of a Freehold Residential Property

Our fees cover all of the work required to complete the purchase of your new home. This includes dealing with registration at the Land Registry and 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

PRICE	COSTS	VAT @ 20%	SEARCH FEES	FINAL SEARCHES	L R FEE	CHAPS FEE	TOTAL
UP TO £100,000	£600.00	£120.00	£300.00	£12.00	£95.00	£36.00	£1,163.00
UP TO £120,000	£700.00	£140.00	£300.00	£12.00	£230.00	£36.00	£1,418.00
UP TO £150,000	£750.00	£150.00	£300.00	£12.00	£230.00	£36.00	£1,478.00
UP TO £200,000	£800.00	£160.00	£300.00	£12.00	£230.00	£36.00	£1,538.00
UP TO £250,000	£850.00	£170.00	£300.00	£12.00	£330.00	£36.00	£1,698.00
UP TO £300,000	£900.00	£180.00	£300.00	£12.00	£330.00	£36.00	£1,758.00
UP TO £350,000	£950.00	£190.00	£300.00	£12.00	£330.00	£36.00	£1,818.00
UP TO £400,000	£1,000.00	£200.00	£300.00	£12.00	£330.00	£36.00	£1,878.00
UP TO £450,000	£1,050.00	£210.00	£300.00	£12.00	£330.00	£36.00	£1,938.00
UP TO £500,000	£1,100.00	£220.00	£300.00	£12.00	£330.00	£36.00	£1,998.00
OVER £500,000	FOR PROPERTIES OVER £500,000.00 WE WILL CHARGE ON A PERCENTAGE BASIS OF 0.25% WITH DISCRETION TO INCREASE IF A MORE COMPLEX OR HIGHER RISK MATTER.						

Disbursements are costs relating 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. Payments such 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 £18.00 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.

We do not pay Referral fees for our work.

We reserve the right to use our discretion to increase the legal fees if more complex or higher risk matter

Increased legal fees include, but are not limited to, obtaining Indemnity Insurance Policies, dealing with Gifted Deposits, drafting Declaration of Trusts, Help to Buy ISA's, drafting Deeds of Covenants, drafting a Statutory Declaration, Key Undertakings, disclosing issues to Lenders and drafting Forms RX1 and RX3 etc.

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>. Or if the property is located in Wales by using the Welsh Revenue Authority's website. <https://beta.gov.wales/land-transaction-tax-calculator>.

Estimated total on a Freehold purchase up to £100,000.00 is £1,163.00 and up to £500,000.00 is £1,998.00.

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.

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 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
- Arrange an appointment to see you to sign the Purchase documentation
- Agree completion date (date from which you own the property)
- Exchange Contracts and notify you that this has happened
- Arrange for all monies required 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.

