

Purchase of a freehold residential property

Our fees cover all of the work required to complete the purchase of your new property, including registering the property at the Land Registry and paying any 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.

Our fees

- Legal fee £695.00 to £3000.00 (excluding VAT)
- Electronic money transfer fee £30.00
- VAT @ 20%

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. This list is not exhaustive.

Disbursement	Cost
Local, Environmental, Drainage and Chancel Searches	£300.00
Coal Authority Search (if applicable)	£100.00
Land Registry Fee: <i>Property Price up to £80,000</i> <i>£80,001 to £100,000</i> <i>£100,001 to £200,000</i> <i>£200,001 to £500,000</i> <i>£500,001 and above</i>	<i>(online fees)</i> £20 £40 £95 £135 £270
Land Registry Search	£3.00
Bankruptcy Search	£2.00 (per person)
I.D. and Money Laundering Check	£100
Stamp Duty	This depends on the purchase price of your property. You can calculate the amount you will need to pay by using the tools on HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website .

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances, whether there is a mortgage, whether the property is a new build, number of parties in the chain, etc. However, below we have suggested some key stages:

- 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

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 depends on a number of factors. The average process takes between 8-12 weeks. However it may take longer due to the current pandemic and stamp duty holiday.

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 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such, a situation additional charges would apply.

* Our fee is based on:

- a. this is a standard transaction and that no unforeseen matters arise. For example a defective title which requires remedying prior to completion or the preparation of additional documents in order to complete the transaction
- b. the transaction is concluded in a timely manner
- c. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Purchase of a leasehold residential property

Our fees cover all of the work required to complete the purchase of your new property, including registering the property at the Land Registry and paying any 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.

Our fees

- Legal fee £695.00 to £3000.00 (excluding VAT)
- Electronic money transfer fee £30.00
- VAT @ 20%

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. This list is not exhaustive.

Disbursement	Cost
Local, Environmental, Drainage and Chancel Searches	£300.00
Coal Authority Search (if applicable)	£100.00
Land Registry Fee: <i>Property Price up to £80,000</i>	<i>(online fees)</i> £20
<i>£80,001 to £100,000</i>	£40
<i>£100,001 to £200,000</i>	£95
<i>£200,001 to £500,000</i>	£135
<i>£500,001 and above</i>	£270
Land Registry Search	£3.00
Bankruptcy Search	£2.00 (per person)
I.D. and Money Laundering Check	£100
Stamp Duty	This depends on the purchase price of your property. You can calculate the amount you will need to pay by using the tools on HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website .

Anticipated Disbursements

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50 - £300.00.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £150.00 and £450.00.
- 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 £150.00 and £450.00.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £100.00 – £450.00.

*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.

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.

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:

- 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

How long will my house purchase take?

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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 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such, a situation additional charges would apply.

* Our fee is based on:

- a. this is a standard transaction and that no unforeseen matters arise. For example a defective title which requires remedying prior to completion or the preparation of additional documents in order to complete the 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
- 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 will apply if indemnity policies are required.