

Our conveyancing fees 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.

Our fees

Purchase price:	£0-250,000	£450.00 + £90.00 VAT
	£250,000.01-350,000	£550.00 + £110.00 VAT
	£350,000.01-500,000	£695.00 + £139.00 VAT
	£500,000.01-1,000.000	£2,500.00 + £500.00 VAT

Search fees

The average cost for each transaction will be £167.00 (this is for the Wakefield area only – other areas the cost of search fees will be given on request).

HM Land Registry fees

This depends upon the value of the property purchased. These can be found at: <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Electronic money transfer fee

£25.00 plus VAT of £5.00

Disbursements

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 here <https://www.stampdutycalculator.org.uk>

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 4 and 10 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, it could take 4 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.

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
- 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

Our Conveyancing Fees for purchase of a leasehold residential property

Our fees cover all 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 is in Wales.

Conveyancer's fees and disbursements

Purchase price:	£0-150,000 -	£550.00 + £110.00 VAT
	£150,000.01-250,000	£675.00 + £135.00 VAT
	£250,000.01-350,000	£825.00 + £165.00 VAT
	£350,000.01-500,000	£975.00 + £195.00 VAT
	£500,000.01-1,000.000	£3,750.00 + £750.00 VAT

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.

Search fees

The average cost for each transaction will be £167.00 (this is for the Wakefield area only – other areas the cost of search fees will be given on request).

HM Land Registry fees

This depends upon the value of the property purchased. These can be found at: <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Electronic money transfer fee

£25.00 plus VAT of £5.00

Anticipated Disbursements for purchase of a leasehold property

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £25.00 and £100.00 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 £25.00 and £100.00 plus VAT.
- 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 £25.00 and £100.00 plus VAT.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £25.00 and £100.00 plus VAT.

These fees can 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 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 <https://www.stampdutycalculator.org.uk>

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

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 4 and 10 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 4 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 conveyancing fees for sale of a freehold residential property

Our fees

Sale price:	£0-150,000 -	£375.00 + £75.00 VAT
	£150,000.01-250,000	£450.00 + £90.00 VAT
	£250,000.01-350,000	£550.00 + £110.00 VAT
	£350,000.01-500,000	£650.00 + £130.00 VAT
	£500,000.01-1,000.000	£2,500.00 + £500.00 VAT

HM Land Registry fees

These fees usually relate to the purchase of electronic copies of your title documents, the average cost of which is usually £6.00.

Electronic money transfer fee

£25.00 plus VAT of £5.00

Disbursements

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.

How long will my house sale take?

How long it will take from the offer on your house being accepted until you receive the monies will depend on a number of factors. The average process takes between 4 and 10 weeks.

Much depends on the other parties in the chain and for example, if your buyers are obtaining a new mortgage and whether they are also reliant upon a sale. We will try to give you an accurate estimate of time once we have further information from your buyers' Solicitors.

Our conveyancing fees for sale of a leasehold property

Our fees

Sale price:	£0-150,000 -	£550.00 + £110.00 VAT
	£150,000.01-250,000	£675.00 + £135.00 VAT
	£250,000.01-350,000	£825.00 + £165.00 VAT
	£350,000.01-500,000	£975.00 + £195.00 VAT
	£500,000.01-1,000.000	£3,750.00 + £750.00 VAT

HM Land Registry fees

These fees usually relate to the purchase of electronic copies of your title documents, the average cost of which is usually £6.00.

Electronic money transfer fee

£25.00 plus VAT of £5.00

Disbursements

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.

We will update you on the specific fees upon receipt and review of the Lease and any further communications from the landlord and/or management company.

How long will my house sale take?

How long it will take from the offer on your house being accepted until you receive the monies will depend on a number of factors. The average process takes between 4 and 10 weeks.

Much depends on the other parties in the chain and for example, if your buyers are obtaining a new mortgage and whether they are also reliant upon a sale. We will try to give you an accurate estimate of time once we have further information from your buyers' Solicitors.

Anticipated Disbursements for sale of a leasehold property

- Consent to Assign – This fee is chargeable if set out in the Lease. Often the fee is between £25.00 and £100.00 plus VAT.

These fees can 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 and had communications with the landlord and/or management company.

*Please note that all the fees above assume that:

- 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
- 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.