

Price transparency. Purchase

We aim to be totally transparent when it comes to our fees and the costs you may incur and as such the details below set out clearly our fees and the associated costs involved in the purchase of a 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

Our legal fees are based on the purchase price of the property:

| Freehold Property Purchase | | |
|----------------------------|----------------------|----------------------|
| Property Price | No Mortgage required | Mortgage Required |
| £0 - £250000.00 | £760.00 plus VAT* | £805.00 plus VAT* |
| £251000.00 - £400000.00 | £810.00 plus VAT* | £835.00 plus VAT* |
| £401000.00 - £600000.00 | £935.00 plus VAT* | £1010.00 plus VAT* |
| £601000.00 - £1000000.00 | £1035.00 plus VAT* | £1110.00 plus VAT* |
| Over £1000000.00 | 0.13% of the price* | 0.15% of the price * |

| Leasehold Property Purchase | | |
|-----------------------------|----------------------|--------------------|
| Property Price | No Mortgage required | Mortgage Required |
| £0 - £250000.00 | £860.00 plus VAT* | £885.00 plus VAT* |
| £251000.00 - £400000.00 | £980.00 plus VAT* | £1005.00 plus VAT* |
| £401000.00 - £600000.00 | £1035.00 plus VAT* | £1110.00 plus VAT* |
| £601000.00 - £1000000.00 | £1135.00 plus VAT* | £1210.00 plus VAT* |

| | | |
|-------------------------|------------------------------|------------------------------|
| Over £1000000.00 | 0.15% of the price plus VAT* | 0.17% of the price plus VAT* |
|-------------------------|------------------------------|------------------------------|

- Search fees can vary depending on the searches required but are typically in the region of £400 including VAT
- HM Land Registry fee fees can be checked at <http://landregistry.data.gov.uk/fees-calculator.html> but may typically include Official Copies, Priority Searches and Land Charge Searches
- Electronic money transfer fee £30 plus VAT

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](#).

Leasehold Additional Fees

- Notice of Transfer fee – This fee if chargeable is set out in the lease.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease,

*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

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 to 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 12 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 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 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 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. if a leasehold property – that 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.

Price transparency. Sale

We aim to be totally transparent when it comes to our fees and the costs you may incur and as such the details below set out clearly our fees and the associated costs involved in the sale of a property.

Our fees cover all of the work required to complete the sale of your home.

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Conveyancer's fees and disbursements

Our legal fees are based on the sale price of the property:

| Property Price | Freehold | Leasehold |
|--------------------------|-------------------------------|------------------------------|
| £0 - £250000.00 | £735.00 plus VAT* | £760.00 plus VAT* |
| £251000.00 - £400000.00 | £760.00 plus VAT* | £860.00 plus VAT* |
| £401000.00 - £600000.00 | £835.00 plus VAT* | £910.00 plus VAT* |
| £601000.00 - £1000000.00 | £935.00 plus VAT* | £960.00 plus VAT* |
| Over £1000000.00 | 0.11 % of the price plus VAT* | 0.13% of the price plus VAT* |

In addition you would need to pay Land Registry fees which are in the region of £9.00 for a freehold property and £15.00 for a Lease hold property but can vary.

Leasehold Additional Fees

Managing Agent/Freehold replies to enquires - This fee is provided by the management company/Freeholder for the property and can be difficult to estimate

How long will my house sale take?

How long it will take from accepting the offer until you will move will depend on a number of factors. The average process takes between 6 to 8 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if your buyer is a first time buyer, with a mortgage in principle, it could take 12 weeks. However, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges would apply.

Stages of the process

The precise stages involved in the sale 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
 - Obtain Title Deeds to the property
 - Issue draft contracts
 - If Leasehold - Obtain Managing Agent/Freeholders replies to enquires.
 - Dealing with enquires raised by the buyers solicitor
 - Exchange of contracts
 - Redemption of any mortgage
 - Completion of the sale and transfer of the title
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* 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. if a leasehold property – that 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.

Price transparency. Miscellaneous matters

We aim to be totally transparent when it comes to our fees and the costs you may incur and as such the details below set out clearly our fees and the associated costs involved in the sale and purchase of a property.

Our fees cover all of the work required to complete the transaction

| | Freehold | Leasehold |
|---|-----------------|------------------|
| Mortgage & Re Mortgage | £370 plus VAT* | £470 plus VAT* |
| Transfer of Equity & Re Mortgage | £495 plus VAT* | £595 plus VAT* |
| Transfer of Equity no mortgage | £335 plus VAT* | £435 plus VAT* |

- Search fees can vary depending on the searches required but are typically in the region of £400 including VAT
- HM Land Registry fee fees can be checked at <http://landregistry.data.gov.uk/fees-calculator.html> but may typically include Official Copies, Priority Searches and Land Charge Searches
- Electronic money transfer fee £30 plus VAT

We are also able to provide you with an estimate as to our fees and the associated costs for a number of other property related transactions including dealing with Lease extensions.

Stages of the Process

The precise stages involved in the sale 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
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* 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. if a leasehold property – that this is the assignment of an existing lease and is not the grant of a new lease or requires variation
- 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.