

Average cost for the purchase of a freehold residential property.

Our fees cover all the usual work required to complete the purchase of your new home – this includes dealing with the registration of your ownership at the Land Registry and arranging 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. For further information see our guides section [\[here\]](#).

What follows is a breakdown of our fees in respect of an average purchase (with a mortgage) in an average range of £300,000. Most of the figures will be known the time of providing you with a written conveyancing estimate but some information can vary from property to property. We will point these out to you and provide useful links where appropriate after the breakdown.

Unless stated otherwise all figures are inclusive of VAT.

Our fees	£
Basic legal fee	1410.00
Admin for indemnity insurance	72.00
Electronic money transfer fee	48.00 (each transfer)
Admin for online submission to Land Registry	60.00 (where possible)
Admin for compulsory ID check	24.00
Admin for prep and submission of SDLT return	114.00
File Opening Fee	198.00
Acting for your mortgage lender*	<u>120.00</u>
Subtotal	2046.00

Disbursements**

Search bundle	390.00
Land Registry search fee	8.40 (no VAT)
Bankruptcy search fee	7.20 (no VAT)
Land Registry fee	150.00 (no VAT)
SDLT (Stamp Duty)***	<u>5000.00 (no VAT)</u>
Total of disbursements	<u>5555.60</u>
Grand Total	7601.60

In summary our fees for an average purchase with a mortgage are £1912 inclusive of VAT. The amount we will have to pay out on your behalf to 3rd parties is £5534.40 which includes £5000 Stamp Duty or Land Tax***.

*When acting for your Mortgage Lender (and we will do in the majority of cases) there will be a charge for legal work up to a maximum of £175 plus VAT. The figure of £100 plus VAT that is quoted above is for illustration only and may vary. If there is no mortgage this fee will not apply.

**These are costs related to your matter that are payable to 3rd parties such as Land Registry fees. We handle the payment of disbursements on your behalf to ensure a smoother process. Every property is different so this general information cannot cover every scenario. Even when giving you a written conveyancing estimate certain information may still be unknown, for example, any management or other fees in respect of freehold or leasehold property, the fees charged by freeholders, management companies and their solicitors for the preparation or approval of essential documentation.

***The amount of Stamp Duty or Land Tax is dependent on a number of factors not only the purchase price of your property. You can calculate the amount you will need to pay by using the HMRC's website by using this link [<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>] or, if the property is located in Wales, by using the Welsh Revenue Authority's website by using this link [<https://gov.wales/funding/fiscal-reform/welsh-taxes/land-transaction-tax/?lang=en>].

There may be circumstances, where additional fees may be payable for work outside the usual scope of the conveyancing process and should this be the case, you will be provided with the relevant information clearly setting out any such additional charges.

Due to the size of our organisation we do have good working relationships with a number of estate agents. You may or may not have been referred to us by an agent. If you have then we may pay a referral fee to them. We pay this fee ourselves since we are anxious to ensure that the fees we charge you remain competitive. The amount we pay does not affect what you pay us. If you ask for a written conveyancing estimate we will then know if a referral fee is payable and the amount of the fee will be given within the estimate.

How long will the process take?

This is probably one of the most commonly asked questions. Unfortunately there is no concise answer. In our experience a typical transaction will take around 6 – 10 weeks. It does, however, depend on a number of factors some of which may not even be known until your transaction commences. It can be quicker or slower depending on the parties in the chain. If there is a chain then the transaction is likely to move in line with the slowest person in the chain. If there are unforeseen technical difficulties then these will need to be resolved in order for the matter to proceed. If this is the case then additional costs may be charged but, rest assured, should this situation arise you will be informed and asked to agree to the additional charges before proceeding. This eventuality is quite unusual and in the vast majority of matters the initial conveyancing estimate you receive will be the costs you pay.

What is not included?

We deal with the legal process of buying and selling residential properties. Please see our guides which will give you an outline the steps that are taken. Our area of expertise does not extend to all possible scenarios within a residential conveyancing transaction. A non-exhaustive or exclusive list of the things that we would generally not advise on (and which is therefore not part of the service you will pay for) is as follows:

Advice in respect of non-standard Stamp Duty/Land Tax.

Advice in respect of Capital Gains Tax or other financial liabilities arising as result of the transaction.

Advising on condition, planning, environmental and financial issues.

Negotiating in respect of price or fixtures and fittings.

Becoming involved in contentious matters such as disputes relating to condition, contents, fixtures and fittings, utilities, services, management charges and seller misrepresentation.