

Conveyancing

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.

Price list

Legal Fee

Our fees are banded commencing from £620 plus vat for a Freehold sale or purchase between £100,000 and £200,000. Our fees increase by £80 for every additional £100,000 over the initial band. For any transaction over £800,000 please contact the office for an estimate.

Search Fee

We request a search fee of £280 on account for searches. The cost of searches depends on the area in which you are buying and if you want a chancery search. Our search bundle covers a personal regulated local authority search, drainage and water search, environmental search and chancel check and varies from £188.40 – £213.60. In addition we may have to conduct an identification check and a bankruptcy search. These are normally £6.00 per person and £2.00 per person respectively



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HM Land Registry Fee

Please visit <https://www.gov.uk/guidance/hm-land-registry-information-services-fees>

Electronic money transfer Fee

We charge £30 plus vat for each telegraphic transfer

VAT payable

The subtotal will depend on the purchase price and number of buyers. An example is as follows

Purchase price	£150,000.00
Company Fees	£620.00
VAT@ 20%	£124.00
Fee for sending completion funds	£30.00
VAT@ 20%	£6.00
AML search	£10.00
VAT@ 20%	£2.00
Land Registry Fees	£95.00
Stamp Duty	£500.00
Search Bundle	£188.40



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Land Registry Search Fee	£3.00
Bankruptcy Search Fee	£4.00
TOTAL	£1,582.40

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..

Estimated total on a £150,000 purchase will be £151,582.40.

Please note stamp duty can vary depending on your circumstances. For an exact estimate please contact us.

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 freehold sale or purchase process takes between 4-8 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 26 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.



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Key Stages and Timescales

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:

Key Stage

- 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 Professionals

Tanuj Uppal

Solicitor

LLM

BPP University

Areas of Law Practiced	Time Spent	Experience
General Practice	100	TBC

Anudeep Sanghera

Solicitor

MSC

Oxford Brookes University

Areas of Law Practiced	Time Spent	Experience
General Practice	100	TBC

