



Conveyancing - purchase

We charge for residential conveyancing on a fixed fee basis for most transactions. Our range of fees, for a freehold / leasehold purchase are set out below.

Freehold	
Price	Purchase fee
Less than £500,000	£750 + VAT (£150)
£500,000 - £749,999	£850 + VAT (£170)
£750,000 - £949,999	£950 + VAT (£190)
£950,000 and over	£1,300 + VAT (£260)

Leasehold	
Price	Purchase fee
Less than £500,000	£850 + VAT (£170)
£500,000 - £749,999	£950 + VAT (£190)
£750,000 - £949,999	£1,050 + VAT (£210)
£950,000 and over	£1,400 + VAT (£280)

Costs in addition to our fees	
Description	Fee
Bank transfer fee	£15 + VAT (£3)
Identity verification	£20 + VAT (£4)
Lawyer check & source of funds check	£20 + VAT (£4)

New builds incur an additional charge of £225 + VAT (£45) due to the additional level of work required.

If the title is unregistered on a purchase there will be an additional charge of £300 + VAT (£60).

Expenses	
Description	Fee
Search fees	£350
Land registry fees	Typically £135 (but on sliding scale depending on price)
Bankruptcy & land registry searches	£10
Notice fees to landlords	£50 to £100

Other conveyancing transactions	
Description	Fee
Transfer of equity	£300 + VAT (£60)
Transfer of equity with legal charge	£500 + VAT (£100)
Re-mortgage	£350 + VAT (£70)
Notice of severance	£75 + VAT (£15)
Declaration of trust	£175 + VAT (£35)

Additional fees - Stamp Duty Land Tax (England) or Land Transfer Tax (Wales)

This is payable on purchases and depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website if the property is located in England or the Welsh Revenue Authority's website if the property is located in Wales. If the transaction is more complicated then I will refer to an independent expert and there may be an additional charge involved.

My costs as outlined in the tables above assume that the transaction is "standard" and there are no unforeseen issues that may lengthen the process or increase costs and that all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation. Factors that would typically increase the costs of the service are, for example:

- if the legal title is defective or part of the property is unregistered
- if building regulations approval or planning permission has not been obtained
- if crucial documents we have requested from you have not been provided
- if an indemnity policy is required
- if we need to draft additional documents, for example, a trust deed to cover different contributions if two friends are buying

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house or flat will depend on a number of factors. The average process takes between six to eight 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 six to eight weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between two and three months. If there is no chain, we would expect to be able to exchange contracts

within four weeks of you instructing us and complete one week after that, the gap between exchange and completion being needed to carry out pre-completion searches and arrange for the balance of the funds to be sent to us, the deposit having been paid on exchange of contracts.

The work we will carry out in the purchase of a residential property will involve:

- Taking your instruction and giving you initial advice
- Checking that your financial arrangements are in place and contacting the lender's solicitors if needed
- Receiving and advising on contracts and other property information
- Advising you on the lease if the property is leasehold
- Undertaking searches and enquiries on the property
- Making any necessary enquiries of the seller's solicitor
- Obtaining further planning documentation of required
- Going through the conditions of mortgage offer with you
- Preparing for exchange and completion
- Dealing with the payment of SDLT
- Dealing with Land Registry applications
- Liaising with your lenders throughout
- Overall control of the transaction throughout, including liaising with estate agents, etc.

Obviously, our fees do not include any external costs and charges that you may incur as part of the process (e.g. estate agents commission, removal costs, environmental remediation costs etc.) You will be responsible for these items.

Contact us here if you wish to instruct us on your matter. Yvonne Kearney will carry out the work personally.