

RESIDENTIAL PROPERTY WORK – DETAILS OF OUR CHARGES

This note is intended to give you more information on the cost of our residential property services.

Every property transaction is different, and our fees will reflect the particular requirements of each individual sale or purchase.

For example, dealing with a listed building or an unregistered title may, because of the added complexities, cost more than dealing with a straightforward property.

The best way of getting a clear and realistic estimate of our costs in each case is to email or speak to one of our conveyancers with details of your transaction. They can then produce a detailed estimate for you.

Our fees cover all of the work required to complete the purchase of your new home including dealing with registration at Land Registry and dealing with the payment of stamp duty land tax if the property you wish to buy is in Wales.

What follows is a broad outline of the likely fees payable in residential transactions, but these figures will vary in cases with special complications. For this reason, it is always better to get an individual costs estimate at the start of a transaction from us. We will always advise you immediately about any complications and discuss the potential impact on price before any additional charges are incurred.

Freehold Property

£100,000 to £200,000
£200,001 to £500,000
£500,001 to £1,000,000

Our Fees

£525 to £850 plus VAT
£750 to £1,400 plus VAT
£1,400 to £3,500 plus VAT

Leasehold Property

These properties will attract a further charge, which is usually between £200 and £250 plus VAT to deal with the work involved in checking the Lease terms and dealing with managing agents and service charge issues. On a sale, you will need to pay for the LPE1 pack from the landlord which can cost between £100 and £400.

Newbuild Properties

These will similarly usually cost an additional £250 plus VAT to cover the costs of dealing with the investigations into the developer's title and considering the terms of the various planning and infrastructure agreements.

In addition to the above legal costs, you will also have to pay search fees. Again, these vary from transaction to transaction and from geographical area to geographical area, but are usually in the region of about £250 for a straightforward residential property.

You will also have to pay Land Registry fees, in accordance with the Land Registry's fee scale (available at www.gov.uk/government/collection/fees-hm-land-registry-guides). You may also need to pay stamp duty land tax at the prevailing rates (see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> for details). We will let you know the likely amount of stamp duty land tax and Land Registry fees as part of our estimate.