

Legal Fee Information for
Purchase of a Freehold or Leasehold Residential Property

Legal Fees

Legal Fees are the amount you will be required to pay for all the work required to complete the purchase of your residential property.

Our fees cover all the work required to complete a standard purchase, including dealing with third parties, dealing with standard mortgage lenders' enquiries, 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.

We typically work on a fixed fee basis, so that from the outset you know what the fees will be for your transaction.

VAT, currently 20%, will be payable on all our fees and some disbursements, and we will clearly confirm which disbursements carry VAT in formal quotation or as we advise you to incur them.

In order to provide you with the most accurate quote for your circumstances, we have a **conveyancing quote calculator which you can access** by visiting our residential conveyancing page, which will provide you with our costs and any disbursements once you have entered the required information.

However, we have also provided an overview of our typical costs below, along with the key milestones and timescales

Our fees

Below is an example of our average fees for a freehold residential property purchase:

Our average standard legal fee for a residential **freehold property purchase** is from **£899.00 – £1,800.00 plus VAT** (£1,078.80 - £2,160.00 inc. VAT).

- The final quote will depend on the value and location of the property and the complexity of the transaction. We would warn you that there are some charges made by others which we will not be able to ascertain until we are instructed and make the necessary enquiries.
- If the property is Leasehold, we will charge an additional fee of £300.00 plus VAT (£360.00 Inc. VAT)
- If there is a mortgage, an additional fee of £150.00 plus VAT (£180.00 Inc. VAT) shall apply
- We charge £35.00 plus VAT (£42.00 Inc. VAT) for each Bank Transfer Fee
- We charge a file storage fee of £40.00 plus VAT (£48.00 inc. VAT)
- For residential property purchases using a corporate vehicle (purchasing a residential property through a Limited company) there is a supplemental fee of £250.00 plus VAT (£300.00 Inc. VAT) plus £15.00 companies house filing fee. This is due to company's house registration requirements and additional documents required for lending purposes. Please note we need to carry out ID checks on all directors/shareholders which is £6.00 per UK resident person.

Anti-Money Laundering Checks

For all our clients, we are required by our regulator to undertake Client Due Diligence (CDD) which is made of up KYC (Know Your Client) and AML (Anti Money Laundering) details of which are contained within our terms of engagement which will be sent to you when instructing us.

In addition to our standard charges as referred to above, the firm will apply a CDD charge of:

- Electronic ID Check £6.00 per UK resident individual

Below, we detail what services are covered in our standard fee.

The final quote will depend on the value and location of the property and the complexity of the transaction. We would warn you that there are some charges made by others which we will not be able to ascertain until we are instructed and make the necessary enquiries.

If at any stage our fees change, we will notify you and discuss the reason for any changes. This would typically occur if you changed your instructions, or your case involves an unforeseen complexity.

Our average fees assume that:

- 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.
- For Leasehold matters this is the assignment of an existing lease and is not the grant of a new lease.
- The transaction is concluded in a timely manner and no unforeseen complication arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

If your matter requires additional work, that is not included in this estimate, we shall inform you of any additional costs as soon as possible. Additional work that is not anticipated may include, but are not limited to, dealing with entries on the Land Registry title such as adding or removing a restriction, dealing with registered notices, redeeming more than one legal charge, drafting statutory declarations etc.

Disbursements and Other Costs

Disbursements are costs related to your matter that are payable to third parties, such as **Stamp Duty or Land Transaction Tax (SDLT), Search Fees, and HM Land Registry** fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

You will be provided with a full list of disbursements in our formal quotation. If you need to incur any further disbursements during your case, you will be notified in advance of the reason and the amount.

In order to provide you with the most accurate quote for your circumstances, we have a **conveyancing quote calculator** on our website which will provide you with our costs and any disbursements once you have entered the required information. However, an overview of the typical disbursements on and other costs that may apply in your matter will include: -

- HM Land Registry Priority Search £7.00 per title
- Bankruptcy search fees (per person if there is a mortgage) £6.00
- Preparing and submitting SDLT return £50.00 plus VAT (£60.00 Inc. VAT)
- Freehold Purchase with a management company – £250.00 plus VAT (£300.00 Inc. VAT)
- Lifetime ISA £250.00 plus VAT (£300.00 Inc. VAT)
- Help to Buy ISA Bonus £50 plus VAT per person (£60.00 Inc. VAT)
- If the Property is New Build £350.00 plus VAT (£420.00 Inc. VAT)
- Dealing with Unregistered Title £350.00 plus VAT (£420.00 Inc. VAT)
- Dealing with an Auction Transaction £400.00 plus VAT (£480.00 Inc. VAT)

In addition to our fees set out above, the following disbursements will be required. These are costs related to your matter that are payable to third parties, such as Stamp Duty or Land Transaction Tax (SDLT), Searches, and Land Registry fees.

HM Land Registry Fee

The fees chargeable by the land registry can be found here <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Stamp Duty or Land Transaction 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](#).

Our **conveyancing quote calculator** will also calculate these fees for you once you have entered the required information.

Typical Property Search Fees

Search fees vary from case to case depending on the local authority. We will advise you which searches you need for your transaction and the cost of each search. Our average fee for a standard property search pack is £149.58 (no VAT applies).

- Local Authority Search;
- Environment Search; and
- Water and Drainage Search

Other official local searches may be required by your lender and your conveyancer will use their local knowledge to confirm which local searches you will need. A standard authority search will reveal whether any legal restrictions or obligations affect the property. These include tree preservation orders, flood searches as well as the property's planning and building enforcement history. Other various searches maybe required depending on your location and can reveal whether the property is in the vicinity of any planned major infrastructure projects. Relevant searches can also reveal if the property is built on or near land that was affected by mining and can include a search for mine shafts and subsidence.

We will advise you which searches you need for your transaction and the cost of each search.

Anticipated disbursements for a leasehold purchase

There may be further disbursements for a Leasehold purchase or the Purchase of a Freehold property where there is a Management Company which if chargeable is set out in the Lease or Transfer and usually paid to the Landlord or Management Company.

These can include:

- **Notice of Transfer fee** - This fee, if chargeable, is set out in the lease and is often between £0 – £250.00 plus VAT (£0 - £300.00 Inc. VAT)
- **Notice of Charge fee** - If the property is to be mortgaged. This fee is set out in the lease and is often between £0 – £200.00 plus VAT (£0 - £240.00 Inc. VAT)
- **Deed of Covenant fee** - This fee is provided by the management company for the property and can be difficult to estimate but is often between £0 and £250.00 plus VAT (£0 - £300.00 Inc. VAT)
- **Certificate of Compliance fee** - To be confirmed upon receipt of the lease as can range between £0 and £250.00 plus VAT (£0 - £300.00 Inc. VAT)

These fees are set by the management company / freeholder and can vary from property to property. They can, on occasion, be significantly more than the ranges given above and VAT may be charged. 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.

Time Scales

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 8 – 12 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 4 weeks.

However, if you are buying a Leasehold property that requires an extension of the Lease, this can take significantly longer, between 2 and 6 months. In such a situation, additional charges would apply for the work involved in extending the Lease.

Matters that can typically delay a transaction include delays in searches, issues with a mortgage offer, issues raised in a survey or delays from the other party or the other parties' solicitors.

Key Milestones - Stages of the Process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, the work that we will undertake for you will typically include:

- Taking your instructions and giving initial advice based on the information you have provided
- Undertaking regulatory checks.
- Checking finances are in place to fund the purchase and contacting the lender's solicitors if needed
- Receiving and advising on contract documents
- Undertaking searches
- Obtaining further planning documentation if required
- Making any necessary enquiries with the seller's solicitor
- Providing advice on all documents and information received
- For Leasehold properties - obtaining and advising on the Management Pack, the Lease and identifying transfer fees.
- Where necessary, advising you on joint or shared ownership
- Advising you of the mortgage offer conditions
- Finalising contracts and sending to you for signature
- Agreeing a completion date (the date from which you will legally own the property)
- Exchanging contracts and notifying you that this has happened
- Ensuring all monies have been received from you and the lender(s)
- Completing the purchase and notifying the relevant parties
- Dealing with payment of Stamp Duty/Land Tax
- Completing and submitting an application for registration at the Land Registry

You can read our [Residential Conveyancing Guide](#) for further information on the process involved.

Other Factors and Exclusions

Our fees are fixed, however there may be factors which would typically increase the cost of the fees estimated above. Where there is likely to be any additional cost, we will make sure you are informed of this at the earliest opportunity and a clear estimate of those extra costs will be provided.

- Value of the property.
- Where the property is situated
- Overseas client
- Purchasing or selling in the name of an individual or a company
- First-time buyer.
- New build property
- Listed buildings
- First registration of title.
- In purchase cases, whether primary residence, buy to let or second/holiday home.
- Multiple owners.
- Shared ownership
- Using a Help-to-Buy scheme, and whether it is an equity loan or ISA.
- Purchase under right to buy.
- Purchase at auction.

- If the property is being sold by attorneys under Lasting Power of Attorney
- Property has been repossessed.

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.

Please note that we do not undertake tax advice.

Who will advise you?

Depending on the type of transaction, complexity and experience required we will allocate the most appropriate member of our residential conveyancing team to your transaction once you instruct us.

Regardless of who works on your case, they will be supervised by the head of our property department in the Rainham branch, Abdul Waheed Chaudhry, a Solicitor and Partner of the firm, or head of our property department in the Strood branch, Steve Vedat Kocak, a Solicitor and Partner of the firm.

You can see details on all members of our Residential Property team [here](#).

Questions

If you have any questions relating to our services and our fees, please contact us by email to enquiries@vewhitesolicitors.co.uk or call our Strood Office on [01634 739195](tel:01634739195) or our Rainham Office on [01634 376555](tel:01634376555). You can also complete an enquiry form on our [Contact Us](#) page.