

Our average fee for a residential purchase (Freehold or Leasehold)

Our fees cover all of the work* required to complete the purchase of your 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.

Conveyancer's fees and disbursements

- Legal fee £ 475.00
- Our Funds Transfer Fee £ 40.00
- VAT on our Charges £ 103.00
- Search fees £ 102.00
- HM Land Registry fee £ 95.00
- Estimated Total £ 785.00

Additional disbursements which may be payable for a leasehold purchase include

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50 and £350.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50 and £350.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £250 and £350.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £250 – £350.

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](#).

In the example above we have assumed the purchase price does not exceed £125,000 and that you do not own any other property in which case Stamp Duty Land Tax would not be payable.

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 process takes between 4 to 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 10 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges would apply.

Stages of the process

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:

- 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

Our average fee for a residential sale (Freehold or Leasehold)

Our fees cover all of the work* required to complete the sale of your home.

Conveyancer's fees and disbursements

- Legal fee £ 475.00
- VAT on our Charges £ 95.00
- HM Land Registry fee £ 12.00
- Estimated Total £ 582.00

Additional disbursements which may be payable for a leasehold sale include

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.

How long will my house sale take?

How long it will take from your offer being accepted until you complete your sale will depend on a number of factors. The average process takes between 4 to 8 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, leasehold sale can take significantly longer.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Obtain your title documents and deeds
- Prepare the sale contract and send it to the buyer's solicitor
- Answer any pre contract legal enquiries
- Obtain further planning documentation if required
- Send final contract and transfer deed to you for signature
- Agree completion date (date of sale)

- Exchange contracts and notify you that this has happened
- Complete the sale
- Repay any outstanding mortgages
- Account to you for the balance according to your instructions

Our average fee for a residential mortgage or re-mortgage (Freehold or Leasehold)

Our fees cover all of the work* required to complete the mortgage of your home.

Conveyancer's fees and disbursements

- Legal fee £ 250.00
- VAT on our Charges £ 50.00
- Search Insurance (estimated) £ 40.00
- HM Land Registry fee £ 32.00
- Estimated Total £ 372.00

Additional disbursements which may be payable for a leasehold property include

A notice fee to the freeholder which we estimate may vary from between £50 to £350

How long will my mortgage take?

The time is governed by how swiftly your mortgage lender issues a formal mortgage offer and any specific requirements they have set out in the offer. The average process takes between 3 to 6 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, leasehold property can take longer.

Stages of the process

The precise stages involved in the mortgage of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Obtain your title documents and deeds
- Await your offer of mortgage
- Deal with any mortgage conditions
- Obtain a repayment figure on any existing mortgages you have
- Agree a date for completing the transaction
- Obtain the mortgage funds
- Complete the transaction

- Repay any existing mortgages
- Account to you for any balance
- Register the new mortgage at the Land Registry