

## **Purchase of a Freehold Residential Property (Not a New Build)**

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 (SDLT) provided the property is in England.

Our Legal fees, in relation to freehold residential purchases, are as per the table set out below:-

### **Conveyancing Costs as at June 2019**

<b>Purchase Price</b>	<b>Our Fee</b>
Up to £100,000	£500.00 plus VAT
£100,001 - £200,000	£650.00 plus VAT
£200,001 - £300,000	£700.00 plus VAT
£300,001 - £750,000	£750.00 plus VAT
Above £750,001	Please contact us for a bespoke quotation on 01384 440069

- **Search Fees** will be approximately £290.00 inclusive of VAT (typically for a property in the Dudley MBC area, but these can vary dependent upon the Local Authority in question).
- **Bankruptcy Search fee** will be £2.00 per person (assuming that you are buying with the aid of a Mortgage).
- **Land Registry Search fee (either OS1R or OS2R)** will be £3.00 per Title.
- **ID Checking fee** will be £4.80 (inclusive of VAT) per person.
- **HM Land Registry Fee** for registering a property – please see Land Registry table as set out below:-

**Scale 1 fees**

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title	Voluntary first registration (reduced fee)
0 to £80,000	£40	£20	£40	£30
£80,001 to £100,000	£80	£40	£80	£60
£100,001 to £200,000	£190	£95	£190	£140
£200,001 to £500,000	£270	£135	£270	£200
£500,001 to £1,000,000	£540	£270	£540	£400
£1,000,001 and over	£910	£455	£910	£680

## Additional Fees to be added to the above (as applicable)

Help to Buy ISA	£50.00 plus VAT per ISA Account
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## Stamp Duty Land Tax (SDLT)

This will be payable in addition to the fees above and is paid, by us, to HM Revenue & Customs on your behalf after completion of your purchase. The amount payable depends on the purchase price of your property and certain other factors/considerations. You can calculate the amount you will need to pay by using HMRC's website, as follows:-

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

There are sometimes matters which arise during the course of a purchase or sale transaction that may cause an extra charge to be levied by us. Please see below examples on when this may happen.

- **Multiple Titles** – if the property you are selling or buying has more than one registered or unregistered Title, the fee for the additional legal work in dealing with those Titles will be £75.00 plus VAT.
- **Deed of Postponement** – If, in the course of a purchase or re-mortgage transaction, it becomes necessary to prepare a Deed of Postponement or Deed of Priority then the fee for the legal work involved will be £75.00 plus VAT.
- **Third Party Solicitors/Managing Agents** – If, during the transaction, we need to deal with another firm of Solicitors then the fee for the legal work involved in those dealings will be £100.00 plus VAT.
- **Declaration of Trust** – If you ask us to prepare a Declaration of Trust (to record unequal contributions made in the purchase of your property) then the fee for the additional legal work will be £90.00 plus VAT.
- **Unregistered Titles** – If the property you are buying or selling has not been registered with the Land Registry then the fee for additional legal work undertaken with the unregistered Title will be £100.00 plus VAT.
- **Completion** – Most Lenders require us to give them a minimum of five working days' notice when requesting the transfer of mortgage funds. The request is normally given after Contracts have been exchanged. Consequently, if there is less than five working days between exchange and completion, we reserve the right to charge a fee for the additional work involved in completing the transaction at short notice, which will be £75.00 plus VAT.

Residential Conveyancing • Commercial Conveyancing • Wills and Probate  
Lasting Powers of Attorney • Matrimonial and Family Law



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