Our fees cover the routine 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 (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

The following are the fees we would charge based on a standard purchase/remortgage of an existing freehold residential property for single occupation with vacant possession, registered at the Land Registry, not a new build or a conversion, not taking into account any complications or delays caused due to defective/insufficient documentation, defective title, matters arising from the searches and enquiries relating to the property, missing planning permissions and/or building regulations compliance documentation etc

- Legal fee – in each case plus VAT

Purchase Price - £	Freehold purchase/remortgage fee - £
149,995.00 – 399,999.00	900.00
400,000.00 – 749,999.00	1,400.00 - 2,625.00
750,000.00 – 999,999.00	2,625.00 – 3,499.00
1,000,000.00 +	Please contact us for a specific quote

The following are the fees we would charge based on a standard purchase/remortgage of an existing leasehold residential flat for single occupation with vacant possession, registered at the Land Registry, not a new build or a conversion, not taking into account any complications or delays caused due to defective/insufficient documentation, defective title, matters arising from the searches and enquiries relating to the property, missing planning permissions and/or building regulations compliance documentation etc

Purchase Price - £	Leasehold purchase/remortgage fee - £
149,995.00 – 399,999.00	1,100.00
400,000.00 – 749,999.00	1,500.00 – 2,795.00

750,000.00 – 999,999.00	2,800.00 – 3,749.00
1,000,000.00 +	Please contact us for a specific quote

The following apply to both freehold and leasehold purchases:

- Land Registry searches handling fees – up to £50.00 plus VAT
- Electronic money transfer handling fee (each transfer) £50.00 plus VAT
- Stamp Duty Land Tax Return handling fee £100.00 plus VAT
- Company search handling fee (if necessary) (each) £36.00 plus VAT
- File archiving and storage handling fee £25-00 plus VAT
- HM Land Registry fee – for applications submitted electronically

Amount or value of the property	£
£0 - £50,000	20.00
£50,001 - £80,000	20.00
£80,001 - £100,000	40.00
£100,001 - £200,000	95.00
£200,001 - £500,000	135.00
£500,001 - £1 million	270.00
£1,000,001 and over	455.00

We do not pay or accept referral fees.

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.

Some disbursements you may be likely to pay on both freehold and leasehold purchases include:

Local Authority Search (varies from Authority to Authority but estimate) £300.00 plus VAT

Water Authority Search (Thames water)	£69.60 plus VAT
Environmental search	£61.20 plus VAT
Chancel Repair liability check	£24.00 plus VAT
Flood report	£36.00 plus VAT
Ground Stability Report	£108.00 plus VAT
Anti-money laundering search (each)	£9.95 plus VAT
Lawyer Checker search	£12.00 plus VAT
Plan Search plus**	£37.20 plus VAT

** Plan Search is an optional search which contains information about planning applications around the property, neighbourhood and local amenity information including details of the local schools, banks, hospitals, doctors' surgeries, shops etc.

Additional disbursements you may be likely to pay on leasehold purchases include ***:

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £60.00 - £120.00.

- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £60.00 - £120.00.

- 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 £120.00 - £350.00.

- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £120.00 - £350.00.

- Share Transfer fee - This fee is provided by the Company Secretary for the property and can be difficult to estimate. Often it is between £120.00 - £350.00.

***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 the specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property, and advance payments are likely to have been made by the seller which will have to be repaid to the seller on completion of your purchase. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Stamp Duty Land Tax (on purchase) – this will be based on the purchase price and will also depend on other factors such as whether you or any co-purchaser own or have owned any other properties

anywhere in the world or have any interest in another property, whether you are a first time buyer and qualify for relief, whether you are selling your main home and replacing it with the one you are buying etc. 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..

Without knowing the full circumstances and facts, we cannot provide an estimate of the amount of Stamp Duty Land Tax you are likely to pay here.

How long will my 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 6-8 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 ready to move into with a mortgage in principle already agreed, it could take 4-6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer. 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, including:

- 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/building regulations 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 or attend upon you to go through the documents in readiness for exchange of contracts
- Draft the Transfer Deed
- Advise you on joint ownership
- Obtain pre-completion searches

- 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 fee assumes that:

a. 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

b. this is the assignment of an existing lease and is not the grant of a new lease

c. the transaction is concluded in a timely manner and no unforeseen complication arise

d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Your transaction would be progressed or supervised by one of the following:

Name	**Status**	**Qualification year**
Howard Freeman	Consultant	1985
Yogesh Patel	Consultant	1986
Stephen Nelken	Partner	1981
Nathan Woodward	Partner	2004
Stephen Sasto	Consultant	1981
Gopal Bhudia	Partner	2001
Balbit Thandi	Partner	1989