**CONVEYANCING FEES**

**SALE/PURCHASE & REMORTGAGES**

Our fees cover all of the work required to complete the sale or purchase of your new home, including on a purchase 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. On a sale we will deal with the requirements of your Lender including searches and enquiries if required and redeeming any existing mortgage and registering any new mortgage.

**STAGES:**

The stages involved in the purchase/sale of a residential property vary according to the circumstances. The usual key stages are:

* 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
* Draft Transfer
* 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

**TIME:**

How long the sale/purchase will take from your offer being accepted until you can move in to the house will depend on a number of factors. The average process takes between 6 – 10 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 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months.

**OUR FEES ASSUME:**

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. The transaction is concluded in a timely manner and no unforeseen complications arise. That all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing information.

**CONVEYANCER’S FEES AND DISBURSEMENTS:**

**Our fees for Residential Sale/Purchase** - These depend upon the value of the property you are buying or selling. They range from £500 - £900 plus VAT for property up to the value of £500,000.

Additional fees : Help to buy Wales £150.00

Help to buy ISA £ 50.00

Leasehold property £ 150.00

**Our fees for re-mortgage/transfer of equity:** Theserange from £300.00 to £450.00 plus VAT

**Disbursements:**

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

* Search fees – these vary but are usually between £150.00 and £250.00 plus VAT
* Land Registry fee – this depends upon the purchase price and whether the property is registered at HMLR but for an average purchase it is between £95.00 and £135.00
* Bank transfer fee - £35.00 plus VAT
* LMS Panel fee - £10.00 plus VAT
* Stamp Duty Land Tax / Welsh Land Transaction Tax – this depends upon the purchase price and the buyers circumstances. You can check the amount by using the website of HMRC (for property in England) or the Welsh Revenue Authority (for property in Wales)
* Office copy register entries – these vary from £6.00 upwards

**For a more detailed estimate of our costs please contact the office.**