

## **Purchase of a Freehold residential property**

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

### **Freehold Residential – our fees, depending on purchase price of property;**

Purchase Price	Our fee	+ VAT	= Total
Up to £100,000	£450	£90	£540
£100,001 to £125,000	£500	£100	£600
£125,001 to £150,000	£525	£105	£630
£150,001 to £200,000	£575	£115	£690
£200,001 to £250,000	£625	£125	£750
£250,001 to £300,000	£675	£135	£810
£300,001 to £350,000	£725	£145	£870
£350,001 to £400,000	£775	£155	£930
£400,001 to £450,000	£900	£180	£1,080
£450,001 to £500,000	£950	£190	£1,140
Over £500,000	Please contact us to discuss so we can quote a price depending on complexity, location, timescale etc		

Referral fee (if any) - Amount of referral fee paid, if applicable £75 + VAT. The recipient of a referral fee may be, for example, an Estate Agent, or other introducer. This does not apply to all clients.

### **Supplemental Purchase Charges**

Please check below for any supplemental charges that apply to your Purchase;

1.	Change of house being purchased	
	If before we receive contract documentation	£ 45.00 + VAT
	If after we receive contract	Charge will be dependent upon stage reached and work carried out.
2.	If you decide not to proceed	
	If before we receive purchase contract	£ 45.00 + VAT
	If after we receive contract (dependant on stage reached)	Between £ 45 - £ 125.00 + VAT
3.	Each amended mortgage offer received	£ 30.00 + VAT
4.	Dealing with request for access to property on exchange, obtaining key undertaking	£ 50.00 + VAT
5.	Expedited Completion	
	Within 8 – 14 days of Exchange	£ 50.00 + VAT
	Within 7 days of Exchange	£ 90.00 + VAT

6.	Buildings Insurance arranged other than with your chosen lender	£ 40.00 + VAT
7.	Acting for Bank/Building Society on a mortgage regulated by the Consumer Credit Act 1974. This is unusual and your mortgage advisor will be able to advise you if it applies	£ 50.00 + VAT
8.	Obtaining copies of planning permission/building regulation or other consents (a fee will also be charged by the local authority)	£ 50.00 + VAT
9.	Where a Stamp Duty Land Tax Return is required a charge will be made to cover the additional costs incurred in submitting the return	£ 50.00 + VAT
10.	If we are served with a Notice to Complete	£ 65.00 + VAT
11.	Delayed completion	£ 65.00 + VAT
12.	Returning funds to lender and re-submitting Certificate of Title	£ 65.00 + VAT
13.	Obtaining a standard issue Indemnity Insurance Policy	£ 60.00 + VAT
14.	Obtaining a non-standard issue Indemnity Insurance Policy	£ 95.00 + VAT
15.	Where the property is subject to a tenancy agreement	£ 40.00 + VAT
16.	Dealing with the purchase of Fixtures and Fittings	Between £ 40.00 - £ 95.00 + VAT
17.	Where the mortgage is subject to a retention in respect of essential repairs	£ 60.00 + VAT
18.	Where a Deed of Consent/Postponement is required for any occupier of the property	£ 60.00 + VAT
19.	Where the title to the property is unregistered	£100.00 + VAT
20.	Negotiating a reduction in price or repairs allowance with estate agents	Between £ 45.00 - £ 95.00 + VAT

21.	Where the property being purchased is a new-build property	£150.00 + VAT
22.	Where the property is comprised in more than 1 title	£ 50.00 + VAT
23.	Where the property is part of a Title	£ 50.00 + VAT
24.	Advising clients who reside at separate addresses/are separately represented	Between £ 75.00 - £ 125.00 + VAT
25.	Where the premises are commercial	Between £ 50.00 - £ 175.00 + VAT
26.	Where the Purchaser is a Limited Company	Between £ 75.00 - £ 125.00 + VAT
27.	Where there is a gifted deposit	Between £ 50.00 - £ 75.00 + VAT
28.	Where there is a second or subsequent charge	Between £ 75.00 - £ 175.00 + VAT
29.	Where the property is being sold by a mortgagee in possession	Between £ 75.00 - £ 125.00 + VAT
30.	Where the property is purchased at auction	Between £ 75.00 - £ 250.00 + VAT
31.	Where a related transaction is being dealt with by different solicitors	Between £ 50.00 - £ 125.00 + VAT
32.	Dealing with a Bridging Finance Company	Between £ 100.00 - £ 275.00 + VAT
33.	Where you have funds in a Help to Buy ISA	£50.00 + VAT per ISA
34.	Where you have a Help To Buy mortgage	£150 + VAT

### **Disbursements**

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 examples of common disbursements are shown here but this list is not exhaustive;

- Search fees £59
- Bank Transfer Fee (inc £0.60 VAT)      £3.60 (amounts less than £100,000)
- TT fee (inc £3.20 VAT)      £19.20 (amounts greater than £100,000)
- Land registration fee - Based on purchase price: -

<b>Purchase Price</b>	<b>Fee</b>
£ 0 - £ 80,000	£ 20.00
£ 80,001 - £ 100,000	£ 40.00
£ 100,001 - £ 200,000	£ 95.00
£ 200,001 - £ 500,000	£ 135.00
£ 500,001 - £1,000,00,000	£ 270.00
£1,000,001 and over	£455.00

### **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.](#)

### **Your total fees will be**

Our fees (based on property price) + VAT

+ Supplemental Purchase Charges + VAT

+ Disbursements

+ Stamp Duty /Land Tax

**= TOTAL**

Please contact us if you have any queries, or wish to obtain or discuss a quote.

Please note that every conveyancing transaction is unique so these figures are intended as a guide and may be subject to increase (e.g. due to additional complexities or delays in the transaction) or reduction (e.g. if you are a previous client).

### **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 entire process will be 'as quick as the slowest person in the chain'. The average process takes between 3 and 4 months.

### **Stages of the process**

The precise stages involved in the purchase of a residential property vary according to the circumstances. Here are some of the key stages that you should be aware of;

- 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 (from when you will own the property)
- Exchange contracts and notify you of this

- 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

For more information, for us to check your quote, or for any queries, please call us on  
0151 647 8624 (Birkenhead office) or  
0151 638 5457 (Wallasey office) or  
Email us at [info@hgsolicitors.co.uk](mailto:info@hgsolicitors.co.uk)