

Purchase of a freehold residential property

The fees shown below are based on the purchase of a £500,000 property (not new-build) in the London Borough of Harrow and, as an example, show the range of fees charged by our partner, Jonathan Lemon. The fee range assumes that your purchase is average in nature and does not take into consideration any unknown factors or unforeseen circumstances, such as, for example (but not limited to), an expedited transaction, a defective legal title, part of the property being unregistered, outstanding building regulations, consents or planning permission, or missing documents. Should any of these factors materialise, the fee we charge you may increase.

The hourly rates for individual lawyers vary according to experience and seniority and a specific quotation for the services of another member of staff is available on request.

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 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 between £1,100.00 and £1,250.00 plus VAT
- Hourly rate £250.00 plus VAT
- Fee for acting on behalf of the mortgage lender (if applicable) £250.00 plus VAT
- General Office Expenses £50.00 plus VAT
- Professional Indemnity Insurance £50.00 plus VAT
- Bank Telegraphic Transfer Fee (each) £35.00 plus VAT
- Anti-Money Laundering ID Check Fee £6.00 plus VAT
- Completion of the Stamp Duty Form £75.00 plus VAT
- Search fees £330.00
- HM Land Registry fee £135.00
- VAT payable between £313.20 and £343.20

Estimated total: between £2,344.20 and £2,524.20

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of these on your behalf to ensure a smoother process (the disbursement amounts shown above are accurate as at February 2021, but maybe subject to change).

Stamp Duty/Land Tax

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.](#)

Grand total – between £2,344.20 and £2,524.20 plus Stamp Duty amount

How long will my property purchase take?

How long it will take from you instructing us to act for you, until you can move in to your new property 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, and the nature of the transaction. For example, it will be quicker for a first-time buyer purchasing a vacant freehold property with or without a mortgage, than it will for someone buying a leasehold property that requires an extension of the lease, which 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 are some of the key stages in the process:

- 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