

**Conveyancing (Costs)**

**Including Leases and Leasehold**

**Purchase (Freehold)**

Up to £300,000	Fixed fee £750 + 20% VAT and disbursements
£300,000 plus	Between 0.1% and 0.2% of purchase price + 20% VAT and disbursements (as per agreement on discussion)

**Sale (freehold)**

Up to £300,000	Fixed fee £700 + 20% VAT and disbursements
£300,000 plus	Between 0.1% and 0.2% of purchase price + 20% VAT and disbursements (as per agreement on discussion)

**Disbursements**

**Stamp Duty (these are subject to change as per the government)**

Purchase Price	SDLT Standard Rate	SDLT Higher Rate (Second home/ Buy to Let)
Up to £125,000	-	2%
£125,001 - £250,000	2%	5%
£250,001 - £925,000	5%	8%
£925,001 - £1,500,000	10%	13%
£1,500,001 +	12%	15%

**Search Fees (these are subject to change as per the local authority)**

Kirklees	£80.00
Wakefield	£48.40
Leeds	£72.70
Bradford	£134.00
Calderdale	£168.20

**Additional Cost and disbursements ( for various transactions you will be informed upon instructions )**

Leasehold/ Management Company : £360.00 inc VAT

Unregistered Property : £300 inc VAT

New Property : £300.00 inc VAT

New Property and Leasehold Management Company: £420.00 inc VAT

Council Lease : £120.00 inc VAT

Declaration of Trust : Minimum £250.00 inc VAT

Financial Check for lenders: £100.00 inc VAT.

HM Land Registry Fee: £20.00 - £910.00 dependent on property value and registration status.

Kindly visit the Land Search Pack: £135.00 (estimated - varies on council and location of property no VAT)

Land Registry Search Fee: £6.00 per search this will include the registry entry and plan (no VAT)

Bankruptcy Search: £2.00 per proprietor (no VAT)

Notice of Transfer Fee (Leasehold): This fee if chargeable is set out in the lease. Often the fee is between £50 to £250 (no VAT)

Notice of charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50 to £250 (Plus 20% VAT)

Deed of covenant fee (Leasehold) – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £150 to £350 (Plus 20% VAT)

Certificate of compliance fee (Leasehold) – To be confirmed upon receipt of the lease, and can range between £50 to £250. (Plus 20% VAT)

In respect of leasehold purchases and and re mortgage work you will be provided with individual quotes once we have assessed the amount of work we have to undertake, you will be provided with a fixed fee quote including VAT and disbursements, if that is possible then we will provide the service at £150 per hour plus VAT at 20%

Mileage will be charged at £1.00 per mile plus 20% VAT, parking fees will be charged and these be inclusive of VAT.

### **Key stages you should expect**

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages and how long it is likely to take place:

- 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
- Normally all this should take place within 9 to 12 weeks

Your work will be carried out by Musa Patel, we dedicate ourselves to ensuring our knowledge stays up to date, in order to give you the best service possible. He has more than 30 years' experience. We always make sure that all solicitors and members of staff are supported and supervised appropriately so that the quality of advice is not affected, regardless of who is working on your case. The department is supervised Musa Patel and by Zafar Iqbal who have over 25 years of experience each.

