

## GUIDE TO THE PURCHASE OF A LEASEHOLD RESIDENTIAL PROPERTY, COSTS AND TIMESCALES

Our fees cover all of the known 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 purchase is in Wales.

### **Conveyancer's estimated fees and payments to third parties**

Our Fees from	£900.00
Search Fees (approximate)	£250.00
Electronic Money Transfer Fee	£30.00
VAT payable at the current rate	£186.00
HM Land Registry Submission Fee	£6.00
SDLT Return Submission Fee	£6.00
Electronic Identification Check Fee (per person)	£9.20
Lawyer Checker Fee	£15.00
Estimated total	£1,402.20

Payments to third parties such as searches and Land Registry fees and Stamp Duty Land Tax are dealt with by us on your behalf to ensure a smoother process.

Both Land Registry and Stamp Duty Land Tax fees are based on the purchase price and whether the land is already registered at the Land Registry. The links to Stamp Duty Land Tax and Land Registry for fees are:-

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

There are certain third party payments that will be set out in the individual Lease relating to the property. The ones that we anticipate will apply are set out separately below. This is not an exhaustive list and other third party payments may apply depending on the term of the Lease. We will update you upon the specific fees payable upon receipt and review of the Lease from the sellers' solicitors.

### **The anticipated third party payments are as follows:**

a. Notice of Transfer Fee

This will largely depend on who the freeholder is and will be supplied during the transaction often the fee is between £40.00 and £300.00.

- b. Notice of Charge Fee (if the property is to be mortgaged)

Again, this will largely depend on who the freeholder is and will be supplied during the transaction often the fee is between £40.00 and £300.00.

- c. Deed of Covenant Fee

This is the fee charged by the Management Company for the property and can be difficult to estimate. It can be between £75.00 and £350.00.

- d. Certificate of Compliance Fee

Again, to be confirmed upon receipt of the documents from the sellers' solicitors, this can range between £75.00 and £350.00.

- e. Transfer of Share in the Management Company

Again, this depends on the terms set out in the Lease and can range between £75.00 and £350.00.

If the Lease provides there may be a Notice of Transfer and Charge fee, Deed of Covenant fee payable to both the Freeholder and the Management Company, we would have to let you know this once we receive the necessary paperwork from the sellers' Solicitors.

### **How long will it take?**

How long it will take from your offer being accepted until you can move into your home will depend upon a number of factors, the average process will take between 8 and 12 weeks.

It can be quicker or slower depending on the parties in the chain and how long the chain is. We have a leaflet on the website dealing with the stages of the process.

The 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 your specific documents.

The following factors will affect the estimates we provide and the length of time the transaction will take:

- a. value of the property
- b. whether you are a first time buyer
- c. whether the property is a newbuild
- d. first registration of title
- e. whether or not there is an Islamic mortgage
- f. whether it is a primary residence, buy to let or second/holiday home
- g. where there are multiple owners
- h. whether the property is acquired under the Shared Ownership Scheme
- i. where you are using a Help to Buy or Help to Buy Isa Scheme

Our fee and timescales for moving assume that:

- i. this is a standard transaction where 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.
- ii. the transaction is concluded in a timely manner and no unforeseen complications arise.
- iii. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documents.
- v. no Indemnity Policies are required, additional third party fees may apply if Indemnity Policies are required and additional administration costs in respect of each Indemnity Policy.

**What is not covered:**

Unless expressly agreed to the contrary, the scope of this firm's work for you will not include tax, investment, or other financial advice.

During the matter, if you need advice on investments, we may refer you to someone who is authorised by the Financial Services Authority to assist you as we are not authorised to do so.

We are only qualified to advise you on conveyancing matters. If you are selling an investment property or any property which is not your main residence, then there will be issues relating to Capital Gains Tax and any sale may affect your position regarding future Inheritance Tax. We do not provide advice on Tax matters and would advise you to seek expert advice from your Accountant or the Inland Revenue.

We specifically exclude in our Contract with you advice on any tax implications arising from Stamp Duty Land Tax. We exclude any liability for overpayment/underpayment of Stamp Duty Land Tax. You must take your own advice regarding the preparation and submission of the Stamp Duty Land Tax Form, and we strongly advise you to visit a Tax Accountant regarding this.

If you are buying an investment property/buy to let, we cannot advise you on the merits of the investment. Investments can go up as well as down and we are not qualified to give investment advice. We will only make sure you get good title to the property and advise on no further matters.