

Crossmans MTA Conveyancing

For a tailored quote please contact us on 01223 442891

Purchase of a freehold residential property

Our fees cover all aspects of the work involved in completing the purchase of your new home, including dealing with registration at the Land Registry, acting for your lender 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.

Conveyancer's fees

Purchase Price FREEHOLD	Legal Fee	Transfer Fee	Estimated total (based on single occupancy, not including HMLR & SDLT/LTT)
£0 - £299,999	£1250.00 +VAT	£35 + VAT	£1285 + VAT
£300,000 - £499,999	£1500.00 + VAT	£35 + VAT	£1535 + VAT
£500,000 - £799,999	£1750.00 + VAT	£35+ VAT	£1785 + VAT
Over £800,00	BESPOKE+ VAT	£35+ VAT	BESPOKE+ VAT

If a management company is involved there will be an additional fee of £450 + VAT.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We manage the payment of the disbursements on your behalf to ensure a smoother process. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive as some unknown disbursements could arise. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- HM Land Registry Fee: Please see link below. Please note new build properties and purchases of part attract a higher land registration fee.
- Stamp duty: Please use link below to calculate your stamp duty
- Standard search fees: £275.00 (inclusive of VAT)
- Bankruptcy Search (if lender involved) £2 per person.
- Priority Search (OS1) £3
- Experian ID fee £10.00 per person
- LMS lender fee (if charged by your lender) £30 (inc VAT)

Possible Additional Disbursements *

- Notice of Transfer fee – if required this fee will be set out in the management company information.
- Notice of Charge fee (if the property is to be mortgaged) – if required this fee will be set out in the estate transfer document.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £200-500 + VAT.

- Certificate of Compliance fee – To be confirmed upon receipt of the document, as can range between £200-£500 + VAT.

*These 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 the specific documents. Please note on certain freehold properties, service charges may be applicable.

HM Land Registry: Registration Services Fees:

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

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 <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax> or if the property is located in Wales by using the Welsh Revenue Authority's Website <https://gov.wales/land-transaction.tax-calculator>

How long will my property purchase take?

How long it will take from your offer being accepted until you can move into your property will depend on a number of factors. The average process takes between 8-12 weeks.

It can be quicker or slower, depending on the individual parties in the chain.

Stages of the process

Step 1 – Purchase Agreed

Step 2 – Contract

Step 3 – Searches & Enquiries

Step 4 – Mortgage offer

Step 5 – Exchange of Contracts

Step 6 – Post Exchange (preparing for completion)

Step 7 – Completion Day

Step 8 – Post Completion

Sale of a freehold residential property

Our fees cover all the work required to complete the sale of your home, including discharging any charges (mortgages) on the property and arranging payment of Estate Agent fees if applicable.

Conveyancer's fees

Sale Price FREEHOLD	Legal Fee	Transfer Fee	Estimated total
£0 - £299,999	£1250.00 +VAT	£35 + VAT	£1285 + VAT
£300,000 - £499,999	£1500.00 + VAT	£35 + VAT	£1435 + VAT
£500,000 - £799,999	£1750.00 + VAT	£35 + VAT	£1785 + VAT
Over £800,00	BESPOKE + VAT	£35 + VAT	BESPOKE + VAT

If a management company is involved there will be an additional fee of £450 + VAT.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We manage the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- Experian ID fee: £10.00 per person
- Official Copy Entries from the Land Registry £12.00

Purchase of a leasehold residential property

Our fees cover all aspects of the work involved in completing the purchase of your new home, including dealing with registration at the Land Registry, acting for your lender 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.

Conveyancer's fees and disbursements

Purchase Price LEASEHOLD	Legal Fee	Transfer Fee	Estimated total (based on single occupancy, not including HMLR & SDLT/LTT)
£0 - £299,999	£1500 + VAT	£35 + VAT	£1535 + VAT
£300,000 - £499,999	£1750 + VAT	£35 + VAT	£1785 + VAT
£500,000 - £799,999	£2000 + VAT	£35 + VAT	£2035 + VAT
Over £800,000	BESPOKE + VAT	£35 + VAT	BESPOKE + VAT

If a management company is involved there will be an additional fee of £450 + VAT.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We manage the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- HM Land Registry fee: Please see link below. Please note new build properties and purchase of part attract a higher land registration fee.
- Stamp Duty: Please use link below to calculate your stamp duty
- Standard Search Fees: £275 (inclusive of VAT)
- Bankruptcy search (if lender involved) £2 per person.
- Priority search (OS1) £3
- Experian ID fee: £10.00 per person

Additional Disbursements*

- Notice of Transfer fee – if required this fee will be set out in the Management Company Pack
- Notice of Charge fee (if the property is to be mortgaged) – if required this fee will be set out in the lease.
- Deed of Covenant fee (if required) – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £150 - £500+ VAT.
- Certificate of Compliance fee (if required) – to be confirmed upon receipt of the document, as can range between £150 - £500+ VAT.

*These 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.

Please note on a leasehold property ground rent and service charges will almost certainly be payable. Once we have received the pack from the managing agent, we will make sure this is disclosed to you.

HM Land Registry: Registration Services fees:

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

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 <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax> or if the property is located in Wales by using the Welsh Revenue Authority's website <https://gov.wales/land-transaction-tax-calculator>

Stages of the process

Stage 1 – Purchase Agreed

Step 2 – Contract

Step 3 – Searches & Enquiries

Step 4 – Mortgage Offer

Step 5 – Exchange of Contracts

Step 6 – Post Exchange (preparing for completion)

Step 7 – Completion Day

Step 8 – Post Completion

How long will my LEASEHOLD property purchase take?

How long it will take from your offer being accepted until you can move into your property will depend on a number of factors. The average process takes between 8 – 16 weeks.

It can be quicker or slower, depending on the individual parties in the chain.

Our fee assumes that:

- a. 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
- b. this is the assignment of an existing lease and is not the grant of a new lease
- c. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Sale of a leasehold residential property

Conveyancer's fees and disbursements

Sale Price LEASEHOLD	Legal Fee	Transfer Fee	Estimated total
£0 - £299,999	£1500 + VAT	£35 + VAT	£1535 + VAT
£300,000 - £499,999	£1750 + VAT	£35 + VAT	£1785 + VAT
£500,000 - £799,999	£2000 + VAT	£35 + VAT	£2035 + VAT
Over £800,000	BESPOKE + VAT	£35 + VAT	BESPOKE + VAT

If a management company is involved there will be an additional fee of £450 + VAT.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We manage the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- Experian ID fee: £10.00 per person
- Official Copy Entries from the Land Registry £24.00

Additional Disbursements*

- Landlords sales pack – to be confirmed upon receipt of the document, as can range between £150 - £500+ VAT.

*These 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 the documents.

Mortgages & Re-mortgages

Conveyancer's fees

	Legal Fee	Transfer Fee (for each transfer required)	Estimated total (based on single applicant)
Mortgages & Re-mortgages	£750 + VAT	£35 + VAT	£785 + VAT

If a management company or freeholder is involved there will be an additional fee of £450.00+ VAT

Disbursements

- Search fees £100.00
- Office copies £3 per copy required including a lease if applicable
- Bankruptcy search (if lender involved) £2 per person
- Priority search (OS1) £3
- Notice of charge fee dependent on what is contained in your documents
- Certificate of compliance (if required) fee dependent on what is contained in your documents
- Land Registry fee (this is a scalable fee located on the land registry website)
- Experian ID fee £10.00 per person

Please note, that we do not deal with commercial transactions (including purchases or sales of plots of land), shared ownership or new build transactions.