

New Build Property

INCORPORATING SPECIALIST
SHARED OWNERSHIP TEAM



We have one of the largest property teams in the region, including our specialist New Build department who are vastly experienced in dealing with complex transactions of New Build property.

Ison Harrison has one of the most efficient Residential & Commercial Property teams in Yorkshire.

Our trusting relationship with our clients, married with our specialist knowledge in property law and ability to meet demanding completion deadlines, is reflected in the continued growth of recommendations that we receive from work we conduct for our clients.

We are on the vast majority of lender panels and help over 10,000 move home every year. The firm has extensive experience of acting for buyers on their purchase of new build homes, both for veteran buyers and those looking to get their foot on the property ladder. Our property teams have the knowledge and expertise to ensure that each transaction is as stress-free as possible, right through to completion.

At Ison Harrison we pride ourselves on our personal service, which is reflected by the fact 1 in 3 clients instruct us from a recommendation. Our client's will be given direct contact details to the person dealing with their instruction.

Key Contacts



Faye Chadwick

Solicitor

Faye is a Solicitor at the firm who specialises in Property Law.

As well as the traditional sale and purchases of property, Faye specialises in dealing with complex property transactions including leasehold, new build purchase and shared ownership transactions. Faye has the in-depth knowledge and expertise required for working with all new build schemes.

She sets exceptionally high standards, strives for perfection and sets this tone throughout her team.

New Build

Experienced Specialists
Work to Tight Deadlines
Efficient & Cost Effective



Our Fees Structure

Purchase Price Less Than £80,000.00	
Legal Fees	£595.00
VAT on Legal Fees	£119.00
Shared Ownership Fee (inc VAT)	£120.00
Lender Admin Fee (inc VAT)	£180.00
New Build Fee (inc VAT)	£120.00
TT Fee (inc VAT)	£48.00
Anti-Fraud Check (inc VAT)	£36.00
BACS Fee (inc VAT)	£24.00
Obtaining Land Registry Services (inc VAT)	£18.00
ID Check, £15 per applicant (inc VAT)	£15.00
Land Registry Fee	£45.00
Search Indemnity Insurance	£60.00
TOTAL	£1,380.00

Purchase Price £80,001.00 - £100,000.00	
Legal Fees	£595.00
VAT on Legal Fees	£119.00
Shared Ownership Fee (inc VAT)	£120.00
Lender Admin Fee (inc VAT)	£180.00
New Build Fee (inc VAT)	£120.00
TT Fee (inc VAT)	£48.00
Anti-Fraud Check (inc VAT)	£36.00
BACS Fee (inc VAT)	£24.00
Obtaining Land Registry Services (inc VAT)	£18.00
ID Check, £15 per applicant (inc VAT)	£15.00
Land Registry Fee	£95.00
Search Indemnity Insurance	£60.00
TOTAL	£1,430.00

Purchase Price £100,001.00 - £200,000.00	
Legal Fees	£595.00
VAT on Legal Fees	£119.00
Shared Ownership Fee (inc VAT)	£120.00
Lender Admin Fee (inc VAT)	£180.00
New Build Fee (inc VAT)	£120.00
TT Fee (inc VAT)	£48.00
Anti-Fraud Check (inc VAT)	£36.00
BACS Fee (inc VAT)	£24.00
Obtaining Land Registry Services (inc VAT)	£18.00
ID Check, £15 per applicant (inc VAT)	£15.00
Land Registry Fee	£230.00
Search Indemnity Insurance	£60.00
TOTAL	£1,565.00

Purchase Price £200,001.00 - £500,000.00	
Legal Fees	£595.00
VAT on Legal Fees	£119.00
Shared Ownership Fee (inc VAT)	£120.00
Lender Admin Fee (inc VAT)	£180.00
New Build Fee (inc VAT)	£120.00
TT Fee (inc VAT)	£48.00
Anti-Fraud Check (inc VAT)	£36.00
BACS Fee (inc VAT)	£24.00
Obtaining Land Registry Services (inc VAT)	£18.00
ID Check, £15 per applicant (inc VAT)	£15.00
Land Registry Fee	£330.00
Search Indemnity Insurance	£60.00
TOTAL	£1,665.00

Sale Fees	
Legal Fees	£595.00
VAT on Legal Fees	£119.00
Mortgage Redemption Fee	£114.00
TT Fee (inc VAT)	£48.00
Obtaining Land Registry Services	£24.00
ID Check, £15 per applicant (inc VAT)	£15.00
TOTAL	£882.00

Please note: not all mortgage lenders accept search insurance. If your mortgage lender is one of those that doesn't, then full searches will need to be ordered at approximately £118.00. Your Conveyancer will discuss this with you further. If you are purchasing with the assistance of a Gifted Deposit, an additional fee of £100.00 plus VAT will be applicable. If you are purchasing with the assistance of a Help to Buy ISA or Life Time ISA, an additional fee of £50.00 plus VAT will be applicable. Quotes are estimates, and will depend on individual circumstances - please contact our conveyancers for an exact quotation.

- **Customer Feedback** - We send out customer feedback questionnaires with every transaction. Last year over 97% of clients rated our services as "Very Good" or "Excellent".
- **One Point of Contact** - Our client will have one conveyancer dealing with their case throughout the transaction. They will be given direct telephone numbers for both the conveyancer and their assistant.
- **Accredited by the Law Society (Conveyancing Quality Scheme)** - We are audited by the Law Society every year and must pass strict criteria on our case management, including every conveyancer completing annual compliance tests.
- **24/7 Online Access** - Our client and the estate agent are able to obtain updates on our online portal 24 hours a day. There is also a facility to email the conveyancer directly through the portal with any urgent queries.