

New Homes Costs* Guide

Please see our costs guide below. These costs are an exclusive offer to customers of Onward Living. If you have a related sale we will be happy to give you a quote.

To get a formal quotation that is bespoke to your requirements simply contact our new quotes team who are available to provide quotes 6 days a week via email, phone or using our online quote request form.



0330 056 5423



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Purchase Price**	£100,001 - £200,000	£200,001 - £500,000	£500,001 - £1,000,000
LEGAL FEES***			
Basic Legal Fee	£795.00	£795.00	£795.00
Banking and Bank Charges Fee	£49.50	£49.50	£49.50
ID Checks Fee	£25.00	£25.00	£25.00
Source of Funds Check Fee	£30.00	£30.00	£30.00
Solicitors Bank Details Check Fee	£20.00	£20.00	£20.00
Land Transaction Return Fee	£130.00	£130.00	£130.00
Total VAT	£209.90	£209.90	£209.90
TOTAL (including VAT)	£1,259.40	£1,259.40	£1,259.40
OTHER COSTS / POTENTIAL COSTS			
Personal Search Pack Fee***	£250.00	£250.00	£250.00
Pre-Completion Searches***	£40.00	£40.00	£40.00
Land Registration (Disbursement)	£230.00	£330.00	£655.00

Stamp duty may be due: Details can be found following this link <https://www.gov.uk/stamp-duty-land-tax>
Please contact PLS for a quote - this will include the stamp duty relevant to your purchase.

Other costs to consider

When buying your new home, there are some third party administration costs you will need to budget for.

- Where you are obtaining a mortgage there will be an additional charge for acting on behalf of your lender. The amount will be confirmed once we have received your mortgage offer.
- If you are taking advantage of the Government's Help to Buy Wales Scheme there will be a charge of £150 + VAT.
- If you are taking advantage of the Government's First Homes Scheme there will be a charge of £195 + VAT.
- If you are using a Help to Buy ISA scheme to assist with your deposit, there will be a drawdown fee of £50 + VAT.
- Please note that your housebuilder may charge a fee for the preparation of documents.
- The fee guide quotes a personal local search. If an official local search is required then the local search fee may be higher.
- Any other additional costs are subject to our Terms of Business.

* "Fees" are our charges for the work we do for you, "Disbursements" are costs or expenses we pay to others on your behalf, and "Costs" are fees and disbursements, taken together.

**Please note if the purchase price of your new home exceeds £1,000,000 you can contact our New Quotes Team on 0330 056 5423 to get further details on the fee structure.

***All fees are subject to Value Added Tax ("VAT") at the current rate, presently twenty percent (20%).



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