



ESTIMATE OF LEGAL COSTS - PURCHASE

	Costs	VAT	Total
Our Costs	795.00	159.00	954.00
Shared Ownership Fee	295.00	59.00	354.00
SDLT return submission fee	95.00	19.00	114.00
Provision and review of searches	250.00	50.00	300.00
Bank Transfer Fee (each transfer)	35.00	7.00	42.00
ID searches (per person)	10.00	2.00	12.00
Obtaining and Reviewing Pre-Completion Searches	50.00	10.00	60.00
TOTAL	1530.00	306.00	1836.00

POTENTIAL ADDITIONAL COSTS

NEW BUILD LAND REGISTRY FEES

You will be required to pay a Land Registration Fee depending on the purchase price of your property

This fee is as follows:

Property Value	LR Fee	Property Value	LR Fee
Up to £80,000	£45	£200,001 - £500,000	£330
£80,001 - £100,000	£95	£500,001 - £1m	£655
£100,001 - £200,000	£230	£1m+	£1,105

If you are purchasing through the Help to Buy Scheme/First Homes Scheme then there will be additional legal fees of £295 + VAT for the additional work involved with this scheme.

If you have a Help to Buy ISA/Lifetime ISA then there will be further legal fees for processing the award of £50.00 + VAT per person.

If you are buying with a mortgage then there will be a mortgage lender fee (which is the fee to register your lender charge at HM Land Registry), however we will advise this amount once we receive a formal mortgage offer.

STAMP DUTY (SDLT)

Stamp Duty is currently payable on purchases over £125,000 in England. This is payable at incrementally variable rates depending on the purchase price of the property.

There are different rates if the property is not a primary residence or if the purchaser is a first time buyer. Full details of the current rates for SDLT can be found on the gov.uk website:

www.gov.uk/stamp-duty-land-tax

LAND TRANSACTION TAX

Land Transaction Tax is currently payable on purchases over £225,000 in Wales. This is payable at incrementally variable rates depending on the purchase price of the property.

There are different rates if the purchaser owns more than one property. Full details of the current rates for SDLT can be found on the gov.uk website:

www.gov.wales/land-transaction-tax-introduction

Costs may be subject to minor alterations. For example until we inspect any Lease we do not know whether notice fees are payable to the rent owner and how much they are and any figures included are estimates based on our experience.

If you are selling your property then there will be further legal charges, kindly advise if this is the case and we will advise a fee for acting in your sale.