New Homes Law

Fixed Legal Fees	£ 595.00
Fee for dealing with Shared Ownership	£ 50.00
Leasehold Fee	£ 120.00
Case Management Fee	£ 50.00
Data Storage Fee	£ 50.00
Post Completion Application Fee	£55.00
Bank Transfer Fee	£ 35.00
SDLT Return	£ 90.00
Electronic ID Check [£ 75.00 * 1]	£ 75.00
VAT at 20%	£ 224.00
Total (inc. VAT)	**£ 1,344.00**

In addition to the above costs, 3rd party costs could be applicable. These costs are as followed:

Land Registry	(Point 1)
Stamp Duty Land Tax	(Point 2)
Search Pack	£ 165 plus VAT
Bankruptcy Search per person	£ 12.00
HM Land Registry Search	£ 27.00



Point 1: Land Registry

Purchase Price + 1 years rent	Cost
£ 0 - £ 80,000	£ 45
£ 80,001 - £ 100,000	£ 95
£ 100,001 - £ 200,000	£ 230
£ 200,001 - £ 500,000	£ 330
£ 500,001 - £ 1,000,000	£ 655

Point 2: Stamp Duty Land Tax

First Time Buyer

Up to £ 300,000	0%
£ 300,001 - £ 500,000	5%

Non First Time Buyer

£ 0 - £ 125,000	0%
£125,001 - £250,000	2%
£ 125,001 - £ 925,000	5%

If you are a First Time Buyer, there is no stamp duty payable on the first £ 300,000. Anything between £ 300,001 - £ 500,000 will be 5%. To claim first time buyer's relief the full value of your property must be below £ 500,000.

Other costs to consider:

If you are using a mortgage to assist you with your purchase, there will be a charge for us acting on behalf of your lender. This charge will start from £150 plus VAT and will be guided by your lender.
Should your Lender use LMS for their Panel Management, there will be an additional fee of £ 35 plus VAT.
Should your Lender use ULS for their Panel Management, there will be an additional fee of £ 25 plus VAT.
Should you use a Help to Buy ISA or a Lifetime ISA, there will be an additional charge of £ 50 plus VAT per person.
Where you are receiving gifted monies, there will be an additional charge of £ 75 plus VAT per giftor.
The Solicitors acting on behalf of any HA may make charges for the preparation/issuing of documents.

Please note our fees are subject to change