

Legal fees and third party expenses (disbursements)

We recommend that you contact us ([please click here](#)) to receive a tailored estimate of our charges and any disbursements we would expect for your specific purchase.

Our fees cover the work set out in the 'Service we provide' section and reflects the quality of advice and support you will receive from our solicitors.

The hourly rates of the solicitors who will deal with your purchase are for Simon Burley (£370 plus VAT), Richard Bland (£370 plus VAT) and Anneka Singh (£350 plus VAT)

Residential Property Team

Legal Fees	Costs including VAT at the rate of 20%
(Property Value)	
Up to £500,000	£1,500 to £3,000
£500,001 to £1,000,000	£1740, to £3,600
£1,000,001 to £2,000,000	£2,100 to £5,400
£2,000,001 to £5,000,000	£3,300 to £7,440
£5,000,001 to £15,000,000	£7,200 to £21,600
Bank Transfer (per transfer) Usually with a purchase, only one bank transfer is required, to send the funds to the Seller's Solicitors	£48
Prepare and Submit the Stamp Duty Land Return to HMRC and process tax payment	£90

Third Party Charges (Disbursements)	Costs including VAT at the rate of 20%
Searches (per property) The costs vary depending on the location of the property. Each Local Authority sets the charges for property searches in their area.	£450 to £950
Land Registry Priority Search	£3 (no VAT)
Bankruptcy Search (per Name) This search will be required against the names of each buyer if you are buying with the aid of a mortgage.	£2 (no VAT)
Land Registry Fee The Land Registry charge a fee for registering the property in your name based on the price you are paying for the property. Please visit the Land Registry Fee Calculator to calculate the fee payable in connection with your particular purchase.	Link to Land Registry Fee Calculator http://landregistry.data.gov.uk/fees-calculator.html

<p>Stamp Duty Land Tax</p> <p>The amount of tax you pay depends on a number of factors such as purchase price, whether you are a first time buyer, whether you are buying the property as your main residence or if you own an interest in another property and are not selling it at the same time. You can calculate the amount you will need to pay by using the</p>	<p>Link to HMRC website https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro</p> <p>Link to Welsh Revenue Authority website https://beta.gov.wales/land-transaction-tax-calculator</p>
<p>HMRC website or if the property is located in Wales by using the Welsh Revenue Authority's website calculator</p>	

The expenses detailed above are an indication of the associated costs we expect in connection with your purchase but do be aware it is possible there could be other disbursements incurred that are not typical and are specific to the property you are buying. For example, if the property is on a private estate which involves becoming a shareholder in a residents' association there may be an additional fee charged by the association to deal with the share transfer. We would confirm these disbursements to you at the appropriate stage of your purchase.

Total Costs in excess of £2,081

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