

## 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 (£375 plus VAT), Richard Bland (£375 plus VAT) and Anneka Singh (£345 plus VAT)

[Residential Property Team](#)

Legal Fees	Costs including VAT at the rate of 20%
<b>(Property Value)</b>	
Up to £500,000	£1,500 to £3,000
£500,001 to £1,000,000	£1,740 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
<b>Bank Transfer (per transfer)</b> Usually with a purchase, only one bank transfer is required, to send the funds to the Seller's Solicitors	£48
<b>Prepare and Submit the Stamp Duty Land Return to HMRC and process tax payment</b>	£78

Third Party Charges (Disbursements)	Costs including VAT at the rate of 20%
<b>Searches (per purchase)</b> 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
<b>Land Registry Priority Search</b>	£3 (no VAT)
<b>Bankruptcy Search (per Name)</b> This search will be required against the names of each buyer if you are buying with the aid of a mortgage.	£2 (no VAT)
<b>Land Registry Fee</b> 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.	<b>Link to Land Registry Fee Calculator</b> <a href="http://landregistry.data.gov.uk/fees-calculator.html">http://landregistry.data.gov.uk/fees-calculator.html</a>
<b>Stamp Duty Land Tax</b> 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 HMRC website or if the property is located in Wales by using the Welsh Revenue Authority's website calculator	<b>Link to HMRC website</b> <a href="https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro">https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro</a>  <b>Link to Welsh Revenue Authority website</b> <a href="https://beta.gov.wales/land-transaction-tax-calculator">https://beta.gov.wales/land-transaction-tax-calculator</a>

<b>Typical Additional Disbursements (for Leasehold Property Purchase)</b>	<b>Costs including VAT at the rate of 20%</b>
<p><b>Notice of Transfer Fee</b> This fee is normally charged by the Landlord or Management Company under the terms of the Lease for us to give notice of the change of ownership to them.</p>	£200 to £500
<p><b>Notice of Charge Fee</b> This fee is generally charged by the Landlord or Management Company under the terms of the Lease for us to give notice of any mortgage you take over the property.</p>	£200 to £500
<p><b>Deed of Covenant Fee</b> In some Leases, you are required to enter into a Deed with the Landlord and/or Management Company to comply with the tenant covenants in the lease. In those circumstances, the Landlord or Management Company will usually charge you a fee for this Deed.</p>	£200 to £500
<p><b>Share Transfer Fee</b> Sometimes, you acquire a share in the freehold company at the same time as buying your leasehold flat. The company registrar may charge a fee for the share to be transferred into your name.</p>	£200 to £500
<p><b>Certificate of Compliance Fee (very occasionally)</b> Some leases require you to obtain from the Landlord and/or Management Company, a certificate confirming provisions of the lease have been complied with before the property can be registered in your name at the Land Registry. In those circumstances, you will have to pay a fee to the landlord or management company for the certificate.</p>	£200 to £400
<p><b>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. We would confirm these disbursements to you at the appropriate stage of your purchase. Please note the notice fees, deed of covenant fee, share transfer fee and certificate of compliance fee mentioned above are estimated fees and the fees can on occasion be significantly more than the ranges given above. We will confirm the actual fees payable once we have this information from the landlord and/or management company.</b></p> <p><b>Please further note if the seller has paid the ground rent and/or service charge due under the lease for a period beyond the completion date of your purchase then you will have to pay the seller back any sum in overpaid rent and/or service charge on top of the purchase price</b></p>	

### **Total Costs in excess of £2,450**

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