

Residential Property Pricing

How much will the legal fees be?

No property is exactly the same and our fees will reflect the particular requirements of your sale, purchase or remortgage. Because of this, we cannot give you an exact estimate of the cost of us helping you until we have details of your intended transaction. That is why we will always give you an individual cost estimate at the start of the transaction, considering the actual features of the transaction (based upon the information which you provide to us). We will always advise you immediately about any complication and discuss the potential impact before and additional charges are incurred. Our fees cover all the work required to complete the transaction.

Our typical legal fees involving a residential property sale or purchase range from around £650 (+ VAT) for a simple transaction to £5,000 (+ VAT) for a generally larger and individual property (with its associated complexities). For residential financing fees can range from £500 (+VAT) for a simple transaction to £2,500 (+VAT) for a generally larger and individual property (with its associated complexities). Please note that any reference to VAT is at the current rate of 20% unless otherwise stated. Our firms' fees for dealing with leasehold properties tend to be more than for a freehold property of similar price. This is due to the additional legal complexities with (and time which we need to spend on) leasehold transactions.

In relation to disbursements:

Leasehold Sale

- On a property sale these are limited generally the cost of obtaining copy title documents from the land registry (on average less than £10) and the cost of obtaining copy documents other sources such as copy planning document (on average less than £20)
- Often when selling when selling leasehold properties, where there is a management company not owned by the tenants, it will charge an administration fee for providing a pack containing the leasehold management details for the property (including copies of the accounts, insurance details, repair proposals etc.). Typically the cost levied is between £200 and £400.

Freehold Sale

- On a property sale these are limited generally the cost of obtaining copy title documents from the land registry (on average less than £10) and the cost of obtaining copy documents other sources such as copy planning document (on average less than £20).

Leasehold Purchase

- We would suggest you budget £400 for search fees. The actual amount you incur will vary depending upon the property and the local authority area it is in.
- Land Registry fees range between £40 and £910 depending upon the type of transaction and the value. They are on a sliding scale, [click to view the details](#).
- Further administrative costs are incurred when buying leasehold properties including :
Notice of Transfer fee – commonly in the region of £100 to £200; Notice of Charge fee (if the property is to be mortgaged) – commonly a similar amount; Deed of Covenant fee – commonly in the region of £250; Certificate of Compliance fee - commonly in the region of £200; you should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. Details of the ground rent and the anticipated service are provided as part of the property report.
- Stamp Duty Land Tax - The amount of SDLT depends on the purchase price. Assistance with calculating the amount you will need to pay can be obtained by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website [here](#).

Freehold Purchase

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Mortgage or remortgage of leasehold or freehold property

- On a property financing we will incur the cost of obtaining copy title documents from the land registry (on average less than £10) and the cost of obtaining copy documents other sources such as copy planning document (on average less than £20).

- We would suggest you budget £400 for search fees. The actual amount you incur will vary depending upon the property and the local authority area it is in.
- Land Registry fees generally range between £40 and £250 depending upon the type of transaction and the value. They are on a sliding scale. [Visit the Government website for guidance.](#)
- Further administrative costs can be incurred when financing leasehold properties including: Notice of mortgage fee – commonly in the region of £100 to £200; Certificate of Compliance fee - commonly in the region of £200.

The above figures are either inclusive of VAT or no VAT is payable. When we provide you with detailed costings we confirm the VAT payable.

What is commonly taken into account when determining the legal costs within the range given?

Common factors include:

- The complexity of the property
- The price
- The time which it is anticipated will need to be devoted to the matter
- The number of titles included within the property
- Whether it is freehold or leasehold
- The urgency