

Example New Build quotation (over £750,000.00 please add an additional £100.00)

<b>Purchase</b>	
Legal Fees	£ 495.00
Legal Fees VAT at 20%	£ 99
<b>Supplements</b>	
Mortgage Fee (if applicable)	£ 150.00
Leasehold Fee (if applicable)	£120.00
Bank Transfer Fee	£ 35.00
Case Management Fee	£ 35.00
Bankruptcy Search (per name) [2.00 * 2]	£ 4.00
Data Storage	£ 30.00
HM Land Registry Search (per search)	£ 3.00
SDLT Return	£ 90.00
Electronic ID Check [7.50 * 2]	£ 15.00
VAT at 20%	£ 96.40
<b>Disbursements</b>	
Search Pack	£ 75
<b>Total:</b>	<b>£1,247.40</b>

If the purchase price is over £750,000.00 please add an additional £100.00 plus vat to the total above.

Please add the appropriate Land Registry Fee and Stamp Duty Amount shown below to the total:

£0 - £80,000	£40
£80,001 - £100,000	£80
£100,001 – £200,000	£190

£200,001 - £500,000	£270
£500,001 - £1,000,000	£540
£1,000,001 +	£910

Land Tax (Stamp Duty) on Purchase Price percentage paid on each part of the property price within each band:

First Time Buyers up to £300,000	zero
First Time Buyers £301,000 - £500,000	5%

Non first time buyer £0 - £125,000	zero
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%

The above quotation is based on a standard transaction. Some cases do end up becoming more complex or have unexpected issues. In those instances, additional fees may be payable however we would always notify you if this becomes the case.

We require the sum of £375.00 on account of costs and disbursements. This amount is included within the above amount and not charged in addition to the same.

In addition to the above costs, the Solicitors acting on behalf of any Developer or Housing Association may make charges for the following: -

1. Landlords Solicitors Engrossment Fee (A good copy of the Lease or Transfer)
2. Notice of Charge Fee (fee for receipting any notice we send on completion)
3. Formation of management company Fee

If any of the above fees relate to your property, they will be shown in detail on your contract and also in our covering guidance notes attached to our contract report.

The Solicitors acting for the developer will also collect in an advance payment of your Ground Rent, Service Charges and/or Estate Charges on completion (known as apportionments). We would recommend that you allow for approximately 12 months in advance.

Please note that should you be selling a property or part exchanging your property there will be additional fees. Please contact us and we will provide you with a quote together with the necessary paperwork to enable you to instruct us.