



Our charges: buying and selling residential property

How much do we charge?

You can find full details of how we calculate our conveyancing charges below. For a quote specifically tailored to your case please just drop us an email Eastwood@maclarenwarner.co.uk or lkeston@maclarenwarner.co.uk and we can give you an exact quote.

Our charges are made up of:

- a) our fees for the legal work;
- b) 'disbursements' - disbursements are costs related to your matter that are payable to other people, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process; and
- c) for property purchases, Stamp Duty Land Tax (see below).

Where VAT is referred to below please note that this will be charged at the applicable rate, which is currently 20%.

Our fees

Our fees depend upon the value of the property you are buying or selling and are listed below:

Property value	Our Fee (excl VAT)	Our Fee (including VAT)
Up to £150,000	£725.00	£870.00
£151,001 to £200,000	£765.00	£918.00
£200,001 - £250,000	£815.00	£978.00
£250,001 - £300,000	£835.00	£1,002.00
£300,001 - £350,000	£875.00	£1,050.00
£350,001 - £400,000	£915.00	£1,098.00
£400,001 - £450,000	£955.00	£1,146.00
£450,001 - £500,000	£995.00	£1,194.00
£500,001 - £750,000	£1,095.00	£1,314.00
£750,001 - £1,000,000	£1,295.00	£1,554.00
£1,000,001 +	Please contact us directly	

If you are buying and selling a property then a charge would be made for both the sale and the purchase. If you are simply re-mortgaging your property then we charge a fixed fee of £ excluding VAT.

If you are buying, selling or re-mortgaging a 'leasehold' property (rather than a 'freehold') then there is an additional charge of £220.00 excluding VAT (£264.00 including VAT)

Please note that VAT of 20% is also charged on all of our fees for legal work.

If, at any point during the transaction, money needs to be sent by telegraphic transfer, we charge a fee of £40.00 excluding VAT. (£48.00 including VAT)

If you are buying a property we will complete the HMRC stamp duty form on your behalf and submit it at the completion of the transaction. For this we charge a fee of £55 excluding VAT. (£66.00 including VAT)

We will deal with the redemption of one charge within the price quoted for a sale. However, if there is more than one charge/lender to deal with in relation to redemption then we will charge an additional £70.00 plus VAT (£84.00) to deal with that redemption and there will also be an additional telegraphic transfer charge per lender.

Additional elements we will also charge for dealing with:

HTB ISA	£70.00 plus VAT (£84.00 including VAT)
HTB Mortgage	£120.00 plus VAT (£144.00 including VAT)

Disbursements

The 'disbursements' which you pay will depend upon whether you are buying or selling property or both, whether you are buying a freehold or leasehold property and the location and type of property concerned. Properties in certain locations for example need more searches and checks than others.

Normally all clients who are buying a 'freehold' property will need to pay the following disbursements – these are an average cost and may differ depending upon supplier charges and the areas.:

- Search fees will be approximately £350.00 to £500.00 plus VAT depending upon the area and mortgage lender requirements.
- HM Land Registry fee - this will depend upon the value of the property that you are buying/transferring and are available to review at H M Land Registry - [Fees Calculator \(landregistry.gov.uk\)](https://www.gov.uk/land-registry/fees-calculator)
- Land Charges Search £6.00 per name.
- Land Registry Search £8.00 per title number.

Depending upon the type of property you are buying and where it is located you may also need to pay:

- Copies of additional documents registered at H M Land Registry £6.00 per document including VAT.

When selling a property, you will ordinarily need to pay the following disbursements:

- Land Registry Office Copy Entries and Title Plan £12 per title number

If the property is a 'leasehold' property then the disbursements will be different and normally consist of:

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £250.00 and £500.00 plus VAT.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50.00 and £300.00 plus VAT.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £300.00 and £600.0 plus VAT.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £300.00 and £600.00 plus VAT.
- Leasehold Management Pack – This fee is chargeable when selling a leasehold property. Often it is between £400.00 and £700.00 plus VAT

When remortgaging depending upon the lender's requirements you may be able to purchase a search indemnity policy which can start from £50.00 plus VAT.

Stamp Duty Land Tax

If you are buying a property you will also need to pay stamp duty land tax. The amount which you need to pay to the government depends on the price of the property. You can calculate the amount you will need to pay by using [HMRC's website](#) (or if the property is located in Wales [by using the Welsh Revenue Authority's website here.](#)).

Other costs to consider

If you have a mortgage on the property or have incurred an estate agent's fee money we would also typically need to pay the money owed directly to your lender and agent as needed from the sale money we receive for you.

You should also be aware that if you are purchasing a leasehold property then ground rent and service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Examples of our charges

The table below is a typical example of what charges we would make to the client selling a freehold property for £300,000.00:

	£	£ VAT
• Our legal fees of £	875.00	175.00
• Telegraphic Transfer Admin Fee (assuming only one transfer)	40.00	8.00
• Office Copy Entries	10.00	nil
• AML Search Admin Fee (per name)	10.00	2.00
TOTAL:	935.00	185.00

Whereas the table below is a typical example of what charges we would make to a client selling a property for £200,000.00 and buying a new property for £350,000.00:

	£	£ VAT
• Our legal fees of £	1730.00	346.00
• Search fees	350.00	70.00
• Telegraphic Transfer Admin Fees	80.00	16.00
• AML Search Admin Fee (per name)	10.00	2.00
• Stamp Duty Land Tax Admin Fee	70.00	14.00
• Land Registry Fee (assuming benefit of LR online discount)	150.00	nil
• Office Copy Entries	12.00	nil
• Land Registry Search	6.00	nil
• Land Charges Search per name	5.00	nil
• HMRC Stamp Duty	5000.00	nil
TOTAL:	7413.00	448.00

How long will my house sale / purchase take?

How long it will take from your offer being accepted to completion will depend on a number of factors. The average process takes between 8 and 12 weeks.

It can be quicker or slower, depending on the parties in the 'chain'. For example, if you are a first-time buyer, purchasing a new build property with a mortgage in principle and the transaction goes smoothly it could take as little as 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such, a situation additional charges would apply.

What legal work will you be doing for me?

The precise stages involved vary according to the circumstances. However typically in a property sale we need to do the following:

- Take your instructions and give you initial advice
- Receive and advise on sale contract documents where applicable
- Carry out searches on the property you are buying where appropriate
- Give you advice on all documents and information received
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Complete the transaction

In a property purchase we need to do the following:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase where applicable and contact lender's solicitors if needed
- Carry out searches on the property you are buying where appropriate
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor where applicable
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

If we are simply helping you to remortgage your property then we would generally speaking only need to:

- Take your instructions and give you initial advice
- Carry out searches on the property you are buying where appropriate
- Obtain further planning documentation if required
- Go through conditions of mortgage offer with you.
- Send final documents to you for signature
- Apply for mortgage advance.
- Redeem any previous mortgages
- Deal with application for registration at the Land Registry.

It would not normally be necessary to undertake other work or incur other costs other than those described above. However, we would be very happy to provide you with a more tailored quote for all stages of your particular case once we know about your specific circumstances.

Who will be dealing with my matter?

Your conveyancing transaction will be handled by a trusted member of our experienced conveyancing team. We have a number of qualified lawyers in the team as well as experienced paralegals specialised in this area of law. Once we know who will be handling your case for you we will introduce you to them and provide you with full details of their background and qualifications. Full details of the experience and qualifications of our team are available on our website **[[LINK TO DETAILS OF STAFF ON WEBSITE WHICH SHOULD INCLUDE QUALIFICATIONS](#)]** including the types of work normally undertaken.

Regardless of who is working on your case the matter will be supervised by one of our partners:

Teressa McDonald

- Solicitor
- 30 years of experience
- Residential Conveyancing, Commercial Property, Wills, Probate, Trusts, Lasting Powers of Attorney

Paul Dodds

- Solicitor
- 20 years of experience
- Commercial, Litigation, Compliance.