**GLP SOLICITORS (Pendlebury)**

**LEGAL COSTS re: PURCHASE OF A RESIDENTIAL PROPERTY**

It is probably the most significant transaction we make in our lives. Whether once in a lifetime, once every twenty years or more frequently, whatever the cost of the transaction, the buying and selling of residential property is both one of the most exciting but also one of the most stressful moments of all.

**GLP SOLICITORS (PENDLEBURY) IS HERE TO HELP!**

**The type of work we undertake in the property department is very wide ranging including:**

* house sale and purchase
* residential leases
* transfers of equity
* acquisition sites for development and their subsequent plot sales
* auction sales
* first- time buyers
* mortgages and re-mortgages

**To minimise the perceived level of stress level occasionally felt by private buyers (and individuals representing corporate entities) we aim to ensure that transactions run as smoothly as possible, providing:**

* a high quality, prompt and efficient service
* a desire to keep all parties informed of progress
* personal care and attention
* appropriate legal advice coupled with practical guidance from an experience lawyer
* a balanced, pragmatic approach to handling the negotiations between solicitors

The firm’s Head of Conveyancing, the Managing Partner who joined the practice in 2006, has oversight of both your transaction and the team with its additional solicitors and support staff contributing to the conveyancing team.

The Prestwich support team will liaise with you from-time-to-time, as and when appropriate.

The firm has consistently held the Law Society’s Lexcel accreditation, from 2002 through to date, together with the Conveyancing Quality Scheme (‘CQS’) accreditation award from June 2012. Both are subject to annual review or renewal.

**SOLICITORS REGULATION AUTHORITY**

What follows is a requirement from the Solicitors Regulation Authority, on behalf of the overarching Legal Services Board, to provide prospective clients with information about our costs in relation to specific legal services, including for residential property purchases. Residential sales and mortgages/re-mortgages are shown in a separate document.

The intention is to provide clients with a better understanding of what is involved, a view of the total cost and the steps needed to complete the process.

Our standard charges can be found on the accompanying pages, but as two purchase transactions are never the same, it is essential that you obtain an accurate quotation once the particulars about the property and documents involved are known.

**Please ring GLP SOLICITORS (PENDLEBURY) on 0161 793 0901 to obtain a quote**

**or to make an appointment.**

**Alternatively, please email: pendleburyconveyancing@glplaw.com**

**GLP SOLICITORS (PENDLEBURY)**

**PURCHASE OF A RESIDENTIAL PROPERTY**

This is a brief outline of the various aspects of the work involved:

**STANDARD PROCEDURES:**

* considering all information sent by the seller's conveyancer and raising any additional pre-contract enquiries
* agreeing the form of the Contract
* raising searches and checking all results
* attending to all related correspondence, telephone calls, faxes and emails
* preparing a report to you on matters of title, contract, pre-contract searches and enquiries relating to the property
* reporting to you on your mortgage offer
* sending contract, mortgage deed and Stamp Duty Land Transaction Return form to you for execution
* confirming your instructions for exchange of Contracts and completion including receiving the deposit payable on exchange
* arranging for the exchange of Contract
* preparing the purchase deed to transfer ownership of the property to you and raising pre-completion searches and enquiries
* preparing a completion statement
* completing the transaction
* attending to formalities relating to Stamp Duty Land Tax, and registering the transaction at the Land Registry

**ESTIMATED FEES AND DISBURSEMENTS**

1. **PROFESSIONAL (LEGAL) FEES**

Our standard fees for a typical house purchase can be taken from the following table but these are dependent on the referrer recommending a client to the firm (if appropriate), the property location (primarily if in the ‘home counties’ around London) or if unregistered land is involved.

These figures may however vary in cases with special complications. This is why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your sale.

For properties valued at over £1,000,000 please contact your local office for a bespoke quotation.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sale Price** |  | **Professional Fee £:** | **VAT £:** | **Total £:** |
| Up to | £100,000 | £750 - £1,200 (plus VAT) | £150 - £240 | £900 - £1,440 |
| £100,001 to | £200,000 | £800 - £1,500 (plus VAT) | £160 - £300 | £960 - £1,800 |
| £200,001 to | £300,000 | £850 - £2,000 (plus VAT) | £170 - £400 | £1,020 - £2,400 |
| £300,001 to | £400,000 | £900 - £2,500 (plus VAT) | £180 - £500 | £1,080 - £3,000 |
| £400,001 to | £500,000 | £950 - £3,000 (plus VAT) | £190 - £600 | £1,140 - £3,600 |
| £500,001 to | £600,000 | £1,000 - £3,500 (plus VAT) | £200 - £700 | £1,200 - £4,200 |
| £600,001 to | £700,000 | £1,050 - £4,000 (plus VAT) | £210 - £800 | £1,260 - £4,800 |
| £700,001 to | £800,000 | £1,100 - £4,500 (plus VAT) | £220 - £900 | £1,330 - £5,400 |
| £800,001 to | £900,000 | £1,150 - £5,000 (plus VAT) | £230 – £1,000 | £1,380 - £6,000 |
| £900,001 to | £1,000,000 | £1,200 - £5,500 (plus VAT) | £240 - £1,100 | £1,440 - £6,600 |

We will charge additional fees (on top of the fees referred to above) for the each of the following specific circumstances:

|  |  |  |  |
| --- | --- | --- | --- |
| **Circumstance** | **Professional Fee £:** | **VAT** | **TOTAL** |
| A Leasehold Flat \* | £200 (plus VAT) | £40 | £240 |
| A Shared Ownership purchase (where you purchase a share in a property (and the landlord owns the other share)) \* | £250 (plus VAT) | £50 | £300 |
| Purchasing a new build property | £250 | £50 | £300 |
| Purchasing using a Help To Buy ISA | £50 | £10 | £60 |
| Purchasing using a Help To Buy Equity Loan | £250 | £50 | £300 |
| Purchasing using a Help to Buy Forces Scheme Loan | £250 | £50 | £300 |
| The Preparation of a Declaration of Trust | £250 | £50 | £300 |
| Purchasing a property which has been repossessed | £100 | £20 | £120 |
| Purchasing where a property has Solar Panels | £100 | £20 | £120 |
| Electronic ID check (where required) (approx.) | £15 | £3 | £18 |
| Electronic Money Transfer Fee | £16 | £3.20 | £19.20 |

These figures may vary in cases with special complications.

This is why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your purchase, including:

* approximate search fees (these vary from one local authority to another) £250.00 + VAT £50 = £300
* electronic money transfer fee, per transaction £15.00 + VAT £3 = £18
* administrative charge if a ‘gifted deposit’ is involved £75 + VAT £15 = £90
* electronic money transfer fee , per transaction £16 + VAT £3.20 = £19.20
* pre-completion searches approximately £11 + VAT £2.20 = £13.20
* Stamp Duty tax (see official calculator: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates)
* Land Registry fees (see official calculator: http://landregistry.data.gov.uk/fees-calculator.htm)

**REFERRALS**

On a limited number of transactions, we pay a fee to a third party (normally an estate agent) for referral of that business. You will be informed of this, if applicable, in our initial correspondence at the outset of the transaction.

**ADDITIONAL ANTICIPATED DISBURSEMENTS FOR LEASEHOLD SALES \***

* Notice of Transfer fee

This fee if chargeable is set out in the lease, determined by the Landlord. This could be from £10 to £300\*\*.

* Notice of Charge fee (if the property is to be mortgaged)

This fee is set out in the lease, determined by the Landlord. The fee may be as above\*\*, (also 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 £100 & £350 (plus VAT)

* Certificate of Compliance fee

To be confirmed upon receipt of the lease, as this can range between £30 & £150 (plus VAT)

*\*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents. You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.*

For the year to January 2022, our average residential conveyancing fee for a house purchase (before solicitor’s costs, i.e. searches and disbursements) was £753, ranging from £395 to £2,500. Total fees during the period for a completed purchase, including disbursements and VAT, ranged from £495 to £2,500. Stamp Duty is a quite separate expense.

1. **DISBURSEMENTS**

Disbursements, as defined for VAT purposes, are costs related to your matter that are payable to third parties, such as Land Registry fees and which do not add value to the legal work that we undertake on your behalf. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty or Land Tax (on purchase) depends on the purchase price of your 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.

Land Registry registration fee - You can calculate the amount you will need to pay by using Land Registry’s website.

**BY WAY OF EXAMPLE:**

For a sale of a registered freehold residential property at £250,000 with no complications and no mortgage:-

1. Pre-exchange searches £162.00 + VAT £32.40 = £194.20
2. Post-exchange / Pre-completion searches £11.00 + VAT £2.20 = £13.20
3. Electronic bank transfer fee to your account £16.00 + VAT £3.20 = £19.20
4. Admin Fee re Stamp Duty return online £50.00 + VAT £10.00 = £60.00
5. Admin Fee re Land Registry application online £50.00 + VAT £10.00 = £60.00
6. Our Professional Fees £850.00 + VAT £170.00 = £1,020.00
7. **TOTAL SOLICITORS FEES & COSTS £1,139 + VAT £227.80 = £1366.80**
8. Stamp Duty Land Tax (in this example, 2%) £5,000.00
9. Land Registry fee £135.00
10. **ESTIMATED TOTAL (INCLUDING DISBURSEMENTS) £6,501.80**

**OTHER CONSIDERATIONS**

Our estimates do not include any advice about the following aspects: -

* taxation issues
* matters relating to survey or the state and condition of the property
* division of sale proceeds between joint owners
* application of proceeds of sale for the purchase of another property which you may be buying with another person. the affordability, suitability or otherwise of any mortgage or loan you are obtaining
* aborted transactions: we reserve the right to charge a fee when a transaction is aborted.

We reserve the ability to charge extra if the transaction becomes out of the ordinary and demands additional time to resolve any problems, these are not limited to but could include: -

* defective title
* lengthy chain
* lack of planning documentation in your possession
* very short interval between exchange and completion or simultaneous exchange and completion
* dealing with unregistered title
* dealing with more than one registered title
* tenanted buy to let property
* dealing with third party lawyers
* corresponding with joint sellers individually
* drafting of each additional contract pack for a contract race
* arranging conveyancing indemnity policy
* drafting statutory declaration
* drafting declaration of trust
* advising adult occupier required to sign consent form for lender
* acting on behalf of the mortgage lender
* shared ownership lease
* help to buy aspects
* leasehold properties only
* dealing with deed of variation of lease
* sale/transfer of freehold
* dealing with Deed of Covenant/Licence to Assign
* dealing with service charge retention

We will always advise you immediately about any complication and discuss the potential impact on price before any additional charges are incurred.

**HOW LONG WILL MY HOUSE PURCHASE TAKE?**

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8 to 12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are selling to a first-time buyer, it could take 8 weeks.

However, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 4 months. In such, a situation additional charges would apply.

It may also depend on a range on anti-money laundering checks that we, other solicitors and the banks involved in the transaction are obliged by law to undertake, both in terms of a client’s identity and also the source of funds.

From-time-to-time, for the purpose of anti-money laundering legislation and banking regulations, an electronic payment may be held by a payer or payee bank whilst in the process of transmission and which may delay completion. Should this occur, we may be unaware of the reason but we will be working with the banks to try to resolve whatever issue that they may have encountered.

**CONTACT OUR PENDLEBURY OFFICE TODAY WITHOUT OBLIGATION:**

Either telephone us on 0161 793 0901 or send an email to: [pendleburyconveyancing@glplaw.com](mailto:pendleburyconveyancing@glplaw.com)

**GLP Solicitors Pendlebury is a branch office of GLP (PRESTWICH) LLP** also trades as GLP Solicitors (Prestwich) and incorporates the former, associated legal practice of GLP Solicitors (Pendlebury), as a branch office of the firm at 672 Bolton Road, Pendlebury M27 8FH. Since April 2021 onwards, all conveyancing work is undertaken at the Prestwich head office.

**USEFUL WEBSITES:**

Stamp Duty Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Land Registry Fees: <http://landregistry.data.gov.uk/fees-calculator.html>

Law Society CQS: <https://www.lawsociety.org.uk/support-services/accreditation/conveyancing-quality-scheme/>