

SRA Transparency Rules

Purchase of a freehold residential property

*Note: The pricing below provides an example of our costs for this service area. We have always operated an open and transparent process. When engaging with us on a legal matter you will always receive an initial client care pack that details our terms of engagement with pricing specific to that matter, upon which receiving you can make the decision to instruct us.

Our fees cover all of the work* required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Conveyancer's fees and disbursements

- Legal fee - from £350.00 – *see appendix 1 pricing table*
- Search fee – dependent upon area – *see appendix 1 pricing table*
- HM Land Registry fee – from 20.00 – *see appendix 1 pricing table*
- Final Search fee – from £5.00 plus VAT – *see appendix 1 pricing table*
- Electronic money transfer fee £7.50 plus VAT
- VAT payable – *see appendix 1 pricing table*
- Subtotal (or just this figure) - unknown – dependent upon above fees

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty or Land Tax (on purchase)

This 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 here](#).

Estimated total – From £700.00 upwards but please use the calculator to check the payment for your specific needs.

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 6-8 weeks from receipt of full instructions and contract papers.

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, it could take 26 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 from receipt of full instructions and contract papers. In such, a situation additional charges would apply.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below are some key stages that we cover:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you

archers law.

- 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

APPENDIX 1 - ARCHERS LAW LLP Costs relating to the purchase of a freehold residential property

Value of property	Legal fee	VAT	Identification Check (inc VAT) per person	Bank Transaction Return (inc VAT)	Land Transaction Return (inc VAT)
Up to £175,000	£350.00	£70.00	£15.32	£9.00	£24.00
Up to £295,000	£375.00	£74.00			
Up to £395,000	£475.00	£95.00			
Up to £500,000	£600.00	£120.00			
Up to £700,000	Negotiation				

HTB ISA	
Single	£50.00 plus VAT
Joint	£80.00 plus VAT

Local Search		Drainage Search		Chancel Indemnity Policy	
Stockton on Tees	£126.00	Northumbrian Water	£41.40	Value up to £250,000	£15.00
Middlesbrough	£112.20	Yorkshire Water	£57.72	Value up to £500,000	£19.00
Hartlepool	£118.80			Value up to £750,000	£24.00
Durham	£153.96				
Darlington	£104.40				
Redcar	£175.20				
Hambleton	£109.92				

Land Registry Searches (inc VAT)	From £6.00
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Land Registration fees (for registered property)	
£0.00 - £80,000	£20.00
£80,001 - £100,000	£40.00
£100,001 - £200,000	£95.00
£200,001 - £500,000	£135.00
£500,001 - £1,000,000	£270.00

Note: Stamp Duty costs are not included and will be in addition to above costs if applicable. You can calculate the amount you will need to pay by using HMRC website

If you wish to instruct us on a freehold purchase matter please contact us. Upon receiving the detail for your instruction we will be able to confirm the pricing specific to your matter.