Costs on a freehold residential purchase of a property.

Our fees cover all of the work required to complete the purchase of your new property.

Our fixed fees will be as follows:-

Up to £250,000.00	£895.00 plus VAT of £179.00
Up to £400,000.00	£995.00 plus VAT of £199.00
Up to £600,000.00	£1,195.00 plus VAT of £239.00
Up to £800,000.00	£1,350.00 plus VAT of £270.00
Up to 1 Million	£1,750.00 plus VAT of £350.00
Over 1 Million	0.2% of purchase price plus VAT of 20%

Plus

- Acting for the Lender £200.00 plus VAT of £40.00
- Completing the SDLT Return £125.00 plus VAT of £25.00
- Fees for arranging bank transfers £40.00 plus VAT of £8.00

Disbursements

- Search fees approximately £300.00 (including VAT payable)
- Land Registry searches £7.00 (no VAT payable)
- HM Land Registry fee £150.00 (no VAT payable)
- Stamp Duty TBC (no VAT payable)

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

The search fees are based on our full search pack. Depending on the area the property is being purchased other searches may be required. Sometimes indemnity policies are required. If either of these are required, we will confirm the price of them to you.

Stamp duty depends on the purchase price and your circumstances. You can calculate the amount you need to pay by using HMRC's website (www.tax.service.gov.uk/calculate-stamp-duty-land-tax) or if the property is located in Wales by using the Welsh Revenue Authority's website. (www.gov.wales/land-transaction-tax-calculator)

If you require a more accurate conveyancing quote, contact Rebecca Rushby on 0118 9227 220 or rebeccar@johnsons-law.co.uk and she will be happy to provide a free non-committal quote.

Our fees assume that:

1. This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
2. The transaction is concluded in a timely manner and no unforeseen circumstances arise.
3. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
4. No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.