

Purchase of a freehold residential property

Who will deal with your matter?

Our team has over 26 years of collective experience in delivering high quality work in all matters relating to residential conveyancing.

We have two members of the team who may work on your matter which will be supervised by Jack Cranage, Solicitor, who is our Head of Conveyancing.

How much will my purchase cost?

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.

Our fees and disbursements

- Legal fee will depend upon the purchase price but will start from £600 plus VAT.
- Search fees will depend upon where the property is situated but are usually around £256 inclusive of VAT.
- HM Land Registry fee Will depend upon the purchase price. You can obtain further information from HM Land Registry.
- Electronic money transfer fee £22 plus VAT.

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.](#)

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 8-12 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, it could take 12 weeks,

however, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. 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, some key stages include:

- 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 the mortgage offer with you
- Send a final contract to you for signature
- Agree a 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