E. J. WINTER & SON LLP
SOLICITORS
FOUNDED IN 1927

RESIDENTIAL CONVEYANCING – SALE & PURCHASE TYPICAL LEGAL COSTS Updated 23/12/2022

There are two aspects to the charges we make in acting for you in a sale and purchase –

(a) Our Standard Legal Fees; and

(b) Disbursements and ancillary charges

(a) OUR STANDARD LEGAL FEES

Our minimum fee for either a sale or purchase transaction is £750.00 (plus VAT and disbursements).

The exact cost depends upon the following factors –

* Whether the property is registered at the Land Registry (most are) or unregistered
* Whether you are buying or selling and the price of the property
* Whether the property is a new build or re-sale
* If the property is leasehold or freehold
* If the property is leasehold, whether a lease extension is required
* Whether the property is shared ownership
* Whether all parties co-operate and there are no unreasonable delays
* Whether you require a mortgage, loans, bridging loans or help to buy loan
* If the property is purchased by a company or individual
* If the property has any legal defects, requires indemnity insurance or is subject to tenants
* If you have more than one mortgage, a non-high street lender or non UK lender

Examples –

Freehold sale at £200k our fees would range from £900 - £1495 (plus vat and disbursements).

Freehold purchase at £550k our fees would range from £995 - £1695 (plus vat and disbursements).

Our Fees do not include VAT and this is charged at the current rate. Please get in contact with us for a full detailed quote since these are average fees. **We aim to beat any other quote from Solicitors within a 20 miles radius of our office – put us to the test!**

(b) DISBURSEMENTS & ANCILLARY CHARGES

In addition to our standard legal fees there will be other fees payable which include –

In relation to a Purchase

Stamp Duty Land Tax	The amount payable will depend on the purchase price of the property and your individual circumstances. You can check the cost of the same at https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
Stamp Duty Form	A stamp duty return has to be completed and provided to the Inland Revenue. You are free to complete your own return and provide this to us before completion but if you require us to complete the same we make a charge of £120 plus vat for our time.
Telegraphic Transfer	We make a charge of £40 plus vat for each telegraphic transfer payment. This is a professional fee and is made for the time involved in making the payment, it is not a bank charge. We do not charge for cheques or BACS payments.
Land Registry Fees	The Land Registry is the property equivalent to the DVLA for cars. It is a central registry of land ownership. A fee is payable to register you as the owner and this fee depends upon your purchase price. A small fee is also payable to protect the property whilst we register the same for you (known as a priority search). Fees can be viewed on their calculator found at: http://landregistry.data.gov.uk/fees-calculator.html
Property Searches	It is essential to carry out property searches which generally include a Local Authority search, water search and environmental search. The cost of the same is around £260.00 inc vat. Occasionally and normally due to the location of the property further searches will be required (like coal mining searches) – if this occurs we will let you know.
Bankruptcy searches	We will need to obtain a bankruptcy search against each purchaser and any person gifting a deposit. These cost £2.00 per name.
Leasehold purchases	It is possible that the lease will contain change of ownership procedures to follow. Landlords and Management Company's charge for their administration associated with these procedures. Charges vary substantially from £50.00 plus VAT to over £300.00 plus VAT.

In relation to a Sale

Land Registry Doc Fees	Copies of your legal title and any deeds or documents associated with your property need to be downloaded from the Land Registry to evidence your right to sell your property. A typical freehold property will cost will cost £9.00 and leasehold £15.00.
Telegraphic transfer	We make a charge of £40 plus vat for each telegraphic transfer payment. This is a professional fee and is made for the time involved in making the payment, it is not a bank charge. We do not charge for cheques or BACS payments.
Leasehold Sales	Information on the past present and future management of the building your apartment is situated is required from a Landlords to assist with your sale. Landlord's charges to provide the information vary substantially from £200.00 plus VAT to over £350.00 plus VAT.

Our fees for your purchase will include:

- Finding out as much legal information about the property as possible by applying for the relevant conveyancing searches and asking questions of the Seller.
- Negotiating the purchase contract to the extent possible.
- Examining the legal title to establish the Sellers right to sell and advise you on any matters which may affect your enjoyment or saleability of the property.
- Summarising all the legal aspects of your transaction in a written report to you.
- Associated work with a residential mortgage from a UK high street lender.
- Assisting you with completing the Stamp Duty Land Tax Return form required by the Inland Revenue.
- Exchanging contracts and completing your transaction in accordance with the contract and your Lenders (if any) requirements.
- Registering your ownership at the Land Registry

Our fees for your sale will include:

- Deducing evidence of your ownership and right to sell
- Preparing and negotiating the sale contract
- Assisting and guiding you in answering questions raised by the Sellers
- Exchanging contracts and completing your transaction in accordance with the contract and your lenders (if any) requirements.
- Repayment of the first mortgage secured on your property (if any)

Our fees do not include advice on the following (non exhaustive list):

- Providing tax advice
- Acting for non UK high street lenders
- The costs of any indemnity insurance or our professional costs of dealing with the same
- Lease extensions or enfranchisement
- Any matters which a survey would cover (for instance structural matters, the state or condition of the property, construction issues, drainage and services, Japanese knotweed etc). Note that we recommend you undertake a survey on any property you are buying (even new properties)
- Advice on the results of surveys or environmental matters
- Your mortgage / finance arrangements, including life assurance or insurance, building or home insurance, endowment policies and matters relating to the issue of your mortgage offer. Specifically we will not check to ensure that the mortgage is suitable for purposes or is fair or reasonable – we will also not check when any early repayment charges expire and you should check this before confirming any dates
- Price negotiations (including negotiation of additional sums for fixtures and fittings). This includes negotiations with developers, sellers or estate agents about reservations fees, prices or deposits
- Accounts for gas, water, electricity, council tax and all other outgoings and utilities
- Disputes with estate agents, other parties or developers during the matter or following
- Obtaining any reports concerning the state or condition of the property or other any similar reports about the property

- Transferring guarantees or insurance. Specifically in relation to guarantees you must ensure yourself that the same are valid and can be transferred to you before committing
- Completion of acceptance forms for structural guarantees or similar
- Advise regards the management of developments (or the structure of management company's) in cases were service charges are payable
- Communication with parties other than you or your direct buyers / sellers Solicitor. Note specifically we do not negotiate completion dates and these are to be agreed between the parties either directly or via their estate agents – we will advise you when the matter is ready to exchange
- Personal appointments unless we consider these necessary
- Providing copies of documents signed by you or otherwise. We do not operate a copying service and if you wish to have documents copied please do so before returning them to us
- Any consideration of development of the land including potential for future building
- Assistance or advice in relation to buildings insurance
- Obtaining building plans or drainage plans or similar in relation to new houses or extensions and checking that what has been built complies with the same – where this is relevant you must instruct your own building surveyor to check the same
- Advice regarding all matters (including legal) that do not directly relate to the transaction
- Discussions with your Lender concerning any early redemption penalty quoted on the redemption statement received from the Lender
- Disputes regards the state and condition of the property following completion or missing fixtures and fittings.

Timescales and Key Stages

How long it will take for your sale or purchase to proceed from acceptance of an offer to completion will vary upon many factors (most outside of our control). The timescale may vary depending on the parties in the chain, sometimes it can take several months, however the average process takes between six to eight weeks. If any complications of any nature arise the matter may take longer. We will advise you if and when this occurs. In relation to the new build conveyancing there is generally a deadline of 21 or 28 days to exchange contracts within. This is something we are highly experienced in achieving.

Our Expertise

For details of the members of the team who may work on your matter please see the property page on our website. Regardless of who works on your matter, they will be supervised by one of the partners.

This publication is not meant as a substitute for advice on particular issues and action should not be taken on the basis of the information in this document alone.

This firm is not authorised by the Financial Conduct Authority (the FCA). However, we are included on the register maintained by the FCA (www.register.fca.org.uk) so that we can offer a limited range of investment services (including insurance mediation activities) because we are authorised and regulated by the Solicitors Regulation Authority (the SRA). We can provide these services if they are an incidental part of the professional services we have been engaged to provide. Mechanisms for complaints and redress if something goes wrong are provided through the SRA and the Legal Ombudsman.

E J WINTER & SON LLP processes your personal data in connection with the operation and marketing of a legal practice and in accordance with our privacy policy at www.ejwinter.co.uk/privacy. We will occasionally send you information relating to the firm however if you would prefer not to receive this information or would like us to amend your contact details and/or mailing preferences, please notify us by email: sols@ejwinter.co.uk.