

## Buying a house

On average our legal fees to act on the purchase of a property is £500 excl VAT. 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).

### Potential third party costs\*

- Search fees: From £171 - £216 plus VAT - prices could increase subject to location of the property
- Notice of transfer fee: If chargeable, this fee will set out in the lease. Often the fee is between 0 - £250 plus VAT
- Notice of charge fee:(if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between 0 - £250 plus VAT
- Deed of covenant fee:This fee is provided by the management company for the property. Often it is between 0 - £250 plus VAT
- Certificate of compliance fee: To be confirmed upon receipt of the lease, as can range between 0 - £250 plus VAT
- HM land registry fee: <https://www.gov.uk/government/collections/fees-hm-land-registry-guides>

\*These fees vary from property to property and can be more than the ranges given above. We can give you an accurate figure once we know who the management company and/or freeholder are. The notice fees are set by the management company/freeholder thus we have no control over these charges.

**For leasehold properties** – 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 this we receive this information.

## Selling a house

On average our legal fees to act on the sale of a property are £400 excl VAT.