



JC Solicitors

SRA Price Transparency Illustration – Residential Conveyancing

Please note the following information is an illustrative guide only and is **NOT** a quote or an estimate. Conveyancing costs will depend on each individual case.

VAT

Please be aware that where **VAT** is chargeable, the rate will be in accordance with the current tax rules of 20%.

Purchase of a FREEHOLD residential property

Our fees will cover all 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 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

These are likely to be £1345.00 plus VAT (£269.00) for a purchase of any property up to the value of £600,000. This is based upon work of between 4–8 hours at an average hourly rate of £300 plus VAT (£60.00).

Our fee assumes that:

- 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.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- No monies are being provided by someone other than yourself or a mainstream mortgage lender (this could include third party deposits and contributions)
- There is no Help to Buy, including any Help to Buy ISA or other similar products.
- All joint purchasers are proposing to hold the property as joint tenants.
- The property is not a new-build property. There is no shared ownership element to the purchase.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive, and not fixed and other disbursements may apply.

- Search fees. Estimated £350 (including VAT) (these may vary depending upon the location of the property).
- HM Land Registry fee. Between £20-£540 depending on the value of the property.
- Land Registry/Land Charges Search and copy fees approximately £20.
- Stamp Duty Land Tax.

Stamp Duty Land Tax

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](#).

How long will my freehold purchase take?

The period of time from your offer being accepted until you can move into your property will depend on several factors, the complexity of the transaction and the length of the chain involved. The average process takes between 8-10 weeks as a guide.

Stages of the process

The exact stages of the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages:

- 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 copies of planning documentation if required.
- Make necessary enquiries of the seller's solicitor.
- Give you advice on all documents and information received.
- Report to you on your mortgage offer (if relevant).
- Send the final contract to you for signature.
- Draft the transfer.
- Advise you on joint ownership (if relevant).
- Obtain pre-completion searches.
- Agree a completion date.
- Exchange contracts and notify you that this has happened.
- Arrange for all monies needed to be received the mortgage company and yourself (if relevant).
- Complete on the purchase of the property.
- Deal with payment of Stamp Duty/Land Tax of the property.
- Deal with the application for registration at HM Land Registry.
- Send you the updated Land Registry title register once registration is completed.

Purchase of a LEASEHOLD residential property

Our fees will cover all 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 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

These are likely to be £1545.00 plus VAT (£309.00) for a purchase of any property up to the value of £550,000. This is based upon work of 4–8 hours at an average hourly rate of £300 plus VAT (£60.00).

Our fee assumes that:

- 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.
- This is the assignment of an existing lease and is not the grant of a new lease.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- No lease extension work is required.
- No monies are being provided by someone other than yourself or a mainstream mortgage lender (this could include third party deposits and contributions)
- There is no Help to Buy including any Help to Buy ISA or other similar products.
- All joint purchasers are proposing to hold the property as joint tenants.
- The property is not a new build property.
- There is no shared ownership element to the purchase.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out below. This list is not exhaustive and not fixed, other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's legal representatives.

- Search fees. Estimated £350 (including VAT) (these vary depending upon the location of the property).
- HM Land Registry fee. Between £20-£540 depending on the value of the property.
- Stamp Duty Land Tax.
- Land Registry/Land Charges Search and copy fees approximately £20.

Stamp Duty Land Tax

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](#).

Anticipated Additional Disbursements

- Notice of Transfer fee. Often the fee is between £60 and £180 (including VAT).
- Notice of Charge fee (if the property is to be mortgaged). Often the fee is between £60 and £180 (including VAT).
- Deed of Covenant fee (if required by the Lease). This fee can be difficult to estimate. Often it is between £100 and £360 (including VAT).
- Certificate of Compliance fee (if required due to a restriction on the deeds). This can range between £120 and £300 (including VAT).
- Fee for new Share Certificate (if applicable). Often the fee is between £60 and £180 (including VAT).

These fees may vary from property to property and can on occasion be considerably more than the ranges given above. We can give you an accurate figure once we have received the specific documents.

It is important to note that you should 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 once we receive this information.

How long will my leasehold purchase take?

The period of time from your offer being accepted until you can move into your property will depend on several factors. The average process takes between 10-12 weeks. If you are buying a leasehold property that requires an extension of the lease, this can take considerably longer. In such a situation, additional charges apply. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The exact stages of the purchase of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages:

- 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 copies of planning documentation if required.
- Make any necessary enquiries of the seller's solicitor.
- Give you advice on all documents and information received.
- Report to you on your mortgage offer (if relevant)
- Send the final documents to you for signature.
- Draft Transfer.
- Advise you on joint ownership.
- Obtain pre-completion searches.

- Agree on a completion date.
- Exchange contracts and notify you that this has happened.
- Arrange for all monies needed to be received from yourself and your mortgage lender (if relevant).
- Complete on the purchase of the property.
- Deal with payment of Stamp Duty/Land Tax.
- Notify the Landlord/managing agents and deal with any Deed of Covenant and/or Certificate of Compliance (if applicable). Deal with new Share Certificate (if applicable).
- Deal with the application for registration at Land Registry.
- Send you the updated Land Registry title register when registration is complete.

Sale of a FREEHOLD residential property

Our fees cover all of the work required to complete the sale of your home, including dealing with the repayment of your mortgage (if applicable) and the payment of estate agents.

Conveyancer's fees

These are likely to be £1295.00 plus VAT (£259.00) for a sale of any property up to the value of £600,000. This is based upon work of between 4–8 hours at an average hourly rate of £300 plus VAT (£60.00).

Our fee assumes that:

- 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.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- There is no of Help to Buy including any Help to Buy ISA or other similar products.

Disbursements

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and not fixed, other disbursements may apply.

- Fee for copy deeds from H M Land Registry up to £20.

How long will my property sale take?

The period of time from an offer being accepted until you sell your property will depend on several factors. The average process takes between 6-8 weeks. It can be quicker or slower, depending on the number of parties in the chain.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages:

- Take your instructions and give you initial advice.
- Prepare contract documents.
- Obtain copies of planning documentation if required.
- Dealing copies of enquiries raised by the buyer's legal representative.
- Send the final contract to you for signature.
- Agree a completion date.

- Exchange contracts and notify you that this has happened.
- Obtain a settlement figure from your lender (if applicable).
- Completion of the sale.
- Deal with repayment of your mortgage (if applicable).
- Pay estate agents (if applicable).
- Account to you for net sale proceeds.

Sale of a LEASEHOLD residential property

Our fees cover all of the work required to complete the sale of your home, including dealing with repayment of your mortgage (if applicable) and the payment of estate agents.

Conveyancer's fees

These are likely to be £1295.00 plus VAT (£259.00) for a sale of any property up to the value of £500,000. This is based upon work of between 4–8 hours at an average hourly rate of £300 plus VAT (£60.00).

Our fee assumes that:

- 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.
- This is the assignment of an existing lease and is not the grant of a new lease.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- There is no Help to Buy including any Help to Buy ISA or other similar products.
- There is no shared ownership element to the sale.

Disbursements

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. The disbursements which we anticipate will apply are set out below. This list is not exhaustive and not fixed, other disbursements may apply depending on the term of the lease.

- Fees for copy deeds from H M Land Registry up to £20.
- Managing agent's fees. Estimated at £350 (including VAT). This fee is set by the managing agents and can vary significantly.

Anticipated Additional Disbursements

- Licence to Assign fee (if required by the Lease). This fee can be difficult to estimate. Often it is between £360 and £660 (including VAT).
- Deed of Covenant fee (if required by the Lease). This fee can be difficult to estimate. Often it is between £100 and £360 (including VAT).

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of the documents.

How long will my property sale take?

How long it will take from an offer being accepted until you sell your property, will depend on several factors. The average process takes between 8-10 weeks. However, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer.

In such a situation, additional charges would apply. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages:

- Take your instructions and give you initial advice.
- Prepare contract documents.
- Obtain copies of planning documentation if required.
- Contact the managing agents for their leasehold sale pack.
- Dealing with enquiries raised by the buyer's legal representative.
- Send the final contract to you for signature.
- Agree a completion date.
- Exchange contracts and notify you that this has happened.
- Obtain a settlement figure from your lender (if applicable).
- Completion of the sale.
- Deal with repayment of your mortgage (if applicable).
- Pay estate agents (if applicable).
- Account to you for net sale proceeds.