

FREEHOLD RESIDENTIAL PURCHASE

INTRODUCTION

Thank you for looking at our property services. Whether you are a first-time buyer or an investor, we are here to take the stress out of buying and selling. We will guide you through each step of the transaction and offer services that fit your requirements particularly where there is a chain or strong competition. Where necessary we can recommend other professionals such as Surveyors, IFA's and valuers. At a time where money matters, we always provide quality service, keeping you advised to make informed decisions assisting you, so that you can move on to your next project or enjoy your home.

WHY US?

We have an experienced team who understand the stress involved buying, selling or re-mortgaging your property. Our approach is simple, we provide a first-class service from our expert team who make the difference by taking the stress away from you and dealing with matters on your behalf. Communication is key, property matters can be complex, and our team are made up of highly qualified Solicitors who have the legal and technical "know how" to resolve any issues as they arise in a professional and efficient manner.

You will have the confidence that you are our priority, with our aim being that any member of the team is available to speak with you when you need some clarity and certainty at any stage in the process. We feel this provides reassurance and gives you an outlet for any concerns that you may have. Potentially this is the biggest investment of your life and we not only want to provide that first-class service, but value for money and no hidden fees.

We are proud to hold Lexcel and CQS Accreditations, issued by the Law Society. This involves the firm undergoing a rigorous audit process which ensures we maintain high levels of client care.

PRICING

The fees involved in any transaction are important and we review our fees on a regular basis, considering client's feedback. We typically work on a fixed fee basis, so that from the outset you know what the fees will be for your transaction. If during the transaction there is a new development, we will discuss the change in fees with you and agree a way forward. Our fees are set out as:

Freehold residential property

Our fees 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 (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Item	Amount	VAT	Subtotal
Legal Fees			
Search fees			

HM Land Registry fee *			
Electronic money transfer fee			
VAT payable			
Subtotal			
Referral Fee paid to Estate Agent			
Estimate Total			

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. These fees may be subject to change if further information relating to your property becomes available for example, if you require additional searches such as a Water and Drainage Search, which usually costs £26.40.

Anticipated Disbursements

Item	Amount	VAT	Subtotal
Legal Fees			
Search fees			
HM Land Registry fee *			
Electronic money transfer fee			
VAT payable			
Subtotal			
Referral Fee paid to Estate Agent			
Estimate Total			

* 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](#).

TIME SCALES

For any transaction, the timescales are subject to change depending on when your offer is accepted and factors involved such as:

- Number of parties in the chain
- Whether you have a mortgage in place
- Whether you are buying a new build property
- Whether you need a lease extension for a leasehold property

A typical transaction will take between 10-14 weeks, however if any of the above apply or there are other factors we need to take into consideration, it may increase the time by a further 4-6 weeks and additional charges may occur. We will discuss this with you.

KEY MILESTONES

With every transaction there are key milestones, which may vary according to individual circumstances. They may be as follows:

- Take your instructions and give initial advice based on the information you have provided
- We will need to check finances are in place to fund the purchase and contact the lender's solicitors if needed
- Receive and advise on contract documents
- Undertake searches
- Obtain further planning documentation if required
- Make any necessary enquiries of the seller's solicitor
- Provide advice on all documents and information received
- Advise you of the mortgage offer conditions
- Finalise contract and send to you for signature
- Agree completion date (the date which you legally own the property)
- Exchange contracts and notify you that this has happened
- Ensure all monies have been received from you and the lender(s)
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Complete and submit application for registration at the Land Registry

EXCLUSIONS

We do not undertake tax advice.

Our fees are fixed, however there may be factors which would typically increase the cost of the fees estimated above such as:

- If a legal title is defective or part of the property is unregistered
- If you discover building regulations or planning permission has not been obtained
- If crucial documents, we have previously requested from you have not been provided to us
- If the property is a new build
- If the property is less than 10 years old
- If you require to exchange within 6 weeks of instructing us
- If you require completion within 6 weeks of instructing us
- If you require simultaneous exchange and completion