



HADFIELD BULL & BULL
SOLICITORS & ADVOCATES

Purchase of a freehold residential property

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.

Conveyancer's fees and disbursements

- Legal fee *from* £695 plus VAT
- Electronic money transfer fee £45 including VAT made up as to £25 plus VAT plus £15 administration
- VAT payable 20%

Disbursements are costs related to your transaction 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. Disbursements are not included in our fee ranges, however, these typically include:

- Land Registry fee: £20 - £455 (Depending on purchase price and whether online registration can be used)
- Search fees: £173 - £280

Stamp duty or Land Tax

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using the HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website. Alternatively, we are of course happy to check this for you.

Our fee assumes that

- a. 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
- b. The transaction is concluded in a timely manner and no unforeseen complications arise

Hadfield Bull and Bull Solicitors is a trading name of Hadfield & Co, Bull and Bull and Neves Scott ("the Firms"). The Firms are each Authorised and Regulated by the Solicitors Regulation Authority www.sra.org.uk (SRA Numbers. 79862; 497412, 68466 and 284970; and 561341 respectively). A list of the partners of the Firms is available on request. Reference to "we" in this document is reference to the Firms.

- c. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

How long will my house purchase take?

This will depend on a number of factors. The average process takes between 6 to 10 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 property from a seller with no related purchase, with a mortgage in principle, it could take 6 weeks. However, if you are buying a property in a long chain this can take significantly longer.

Stages of the Process

- 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
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Draft Transfer
- Advise you on joint ownership
- Obtain pre-completion searches
- Agree 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 yourself
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry
- Forward you completion of registration so that you are aware that everything has been finalised