



**dodds**  
S O L I C I T O R S L L P

## **PURCHASE OF A RESIDENTIAL FREEHOLD PROPERTY**

### **Conveyancing fees**

**All our prices quoted below are exclusive of VAT**

Our fees cover **all** work required to complete the purchase of your new property:

Value of Transaction	Conveyancing Fees (£):
Up to £150,000	£850
£150,001 – £200,000	£925
£200,001 – £250,000	£1000
£250,001 – £300,000	£1100
£300,001 – £350,000	£1,150
£350,001 – £400,000	£1,200
£400,001 – £450,000	£1,300
£450,001 – £500,000	£1,400
£500,001 - £750,000	£1,500
£750,001-£900,000	£1,700
Over £900,000	To be advised upon request

We will charge an additional £250 plus VAT for the following matters:

- Unregistered Purchase
- Help to Buy Purchase
- Shared Ownership Purchase
- Limited Company purchase
- Subject to an existing tenancy
- New build property purchase
- Listed buildings

We charge £30 per electronic bank transfer and £25 plus VAT for electronic identity check on each person.

### **DISBURSEMENTS**

These are costs related to your matter that are payable to third parties and are paid out by us on your behalf in order to ensure a smoother process. These typically involve:

- Search fees: £400 approximately (depends on the local authority) (will include VAT). Searches, including the Local Authority, Water and Drainage, and Environmental search are vital as they gather essential information about the property that you will need to know.

- Stamp Duty Land Tax: varies according to the value of the property and your position in relation to tax reliefs (see (<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#/intro>) or (<https://gov.wales/land-transaction-tax-calculator> if the property is in Wales).
- HMLR Official Search: £7.00 (not subject to VAT)
- Bankruptcy Search: £6.00 per person VAT)
- HM Land Registry fee: varies according to the value of the property

### **How long will my house purchase take?**

This will depend on a number of factors. However, it can take, on average, 8-12 weeks from when we receive the contract pack from the Seller's solicitors until completion. It can also be both quicker and slower depending on the on the parties in the chain. For example, it may take longer than anticipated for the mortgage to be formally issued or for the seller's solicitors to respond to our enquiries.

### **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
- 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.

**If you require more information please contact us on 0116 262 8596**

**Or email [enquiries@dodds-solicitors.co.uk](mailto:enquiries@dodds-solicitors.co.uk)**