

CROSSMANS MTA CONVEYANCING

*For a tailored quote please contact us on **01223 442891***



About Rachel

Rachel is a Partner and the Manager of the Conveyancing Department and has over 25 years' experience in residential conveyancing.

Rachel has worked at Crossmans since 1995, before it became Crossmans MTA in 2008. Rachel has experience in all aspects of residential conveyancing and has a firm client base.

Purchase of a freehold residential property

Our fees cover all aspects of the work involved in completing the purchase of your new home, including dealing with registration at the Land Registry, acting for your lender 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

Purchase Price FREEHOLD	Legal Fee	Transfer Fee	Estimated total (based on single occupancy, not including HMLR & SDLT/LTT)
£0 - £299,999	£1150 + VAT	£35 + VAT	£1185 + VAT
£300,000 - £499,999	£1400 + VAT	£35 + VAT	£1435 + VAT
£500,000 - £799,999	£1650 + VAT	£35 + VAT	£1685 + VAT
Over £800,000	BESPOKE + VAT	£35 + VAT	BESPOKE

If the transaction involves a management company is there will be an additional fee of £295 + VAT.

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 as some unknown

disbursements could arise. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- HM Land Registry fee: Please see link below. Please note new build properties and purchases of part attract a higher land registration fee.
- Stamp Duty: Please use link below to calculate your stamp duty**
- Standard search fees: £236.95 (inclusive of VAT)
- Bankruptcy search (if lender involved) £2 per person
- Priority search (OS1) £3
- Experian ID Fee: £2.50 per person

Possible Additional Disbursements, usually payable where there is a management company associated with the development of which the property forms part*

- Notice of Transfer fee – If required this fee will be set out in the management company information if applicable.
- Notice of Charge fee (if the property is to be mortgaged) – If required this fee will be set out in the management company information if applicable
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £150 - £250 + VAT.
- Certificate of Compliance fee - To be confirmed upon receipt of the document, as can range between £150 - £250 + VAT.
- Engrossment fee may be payable to the sellers solicitors if the property is a new build.

*These fees vary from property to property, they will not be payable in every case, but can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Please note on certain freehold properties, service charges may also be applicable.

HM Land Registry: Registration Services fees:

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Stamp Duty or Land Tax (on purchase)

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.](#)

How long will my property purchase take?

How long it will take from your offer being accepted until you can move in to your property will depend on a number of factors. The **average** process takes between 12-16 weeks.

It can be quicker or slower, depending on the individual parties in the chain.

Stages of the process

Step 1 – Purchase Agreed

Step 2 – Contract

Step 3 – Searches & Enquiries

Step 4 – Mortgage Offer

Step 5 – Exchange of Contracts

Step 6 – Post Exchange (preparing for completion)

Step 7 – Completion Day

Step 8 – Post Completion

Purchase of a leasehold residential property

Our fees cover all aspects of the work involved in completing the purchase of your new home, including dealing with registration at the Land Registry, acting for your lender 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

Purchase Price LEASEHOLD	Legal Fee	Transfer Fee	Estimated total (based on single occupancy, not including HMLR & SDLT/LTT)
£0 - £299,999	£1400 + VAT	£35 + VAT	£1435 + VAT
£300,000 - £499,999	£1650 + VAT	£35 + VAT	£1685 + VAT
£500,000 - £799,999	£1900 + VAT	£35 + VAT	£1935 + VAT
Over £800,000	BESPOKE + VAT	£35 + VAT	BESPOKE

If the transaction involves a management company there will be an additional fee of £295 + VAT.

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 separately below. This list is not exhaustive and 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 solicitors.

- HM Land Registry fee: Please see link below* Please note new build properties and purchases of part attract a higher land registration fee.
- Stamp Duty: Please use link below to calculate your stamp duty**
- Standard search fees: £236.95 (inclusive of VAT)
- Bankruptcy search (if lender involved) £2 per person
- Priority search (OS1) £3
- Experian ID Fee: £2.50 per person

Additional Disbursements*

- Notice of Transfer fee – If required this fee will be set out in the leasehold sales pack received from your seller.
- Notice of Charge fee (if the property is to be mortgaged) – If required this fee will be set out in the leasehold sales pack received from your seller.
- Deed of Covenant fee (if required) – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £150 - £500 + VAT.
- Certificate of Compliance fee (if required) - To be confirmed upon receipt of the document, as can range between £150 - £500 + 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 your specific documents.

Please note on a leasehold property ground rent and service charges will almost certainly be payable. Once we have received the leasehold sales pack from the freeholder and managing agent we will make sure this is disclosed to you.

HM Land Registry: Registration Services fees:

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

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](#).

Stages of the process

Step 1 – Purchase Agreed

Step 2 – Contract

Step 3 – Searches & Enquiries

Step 4 – Mortgage Offer

Step 5 – Exchange of Contracts

Step 6 – Post Exchange (preparing for completion)

Step 7 – Completion Day

Step 8 – Post Completion

How long will my LEASEHOLD property purchase take?

How long it will take from your offer being accepted until you can move in to your property will depend on a number of factors. The **average** process takes between 12-16 weeks.

It can be quicker or slower, depending on the individual parties in the chain.

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. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Sale of a freehold residential property

Our fees cover all of the work required to complete the sale of your home, including discharging any charges (mortgages) on the property and arranging payment of Estate Agent fees if applicable.

Conveyancer's fees and disbursements

Sale Price FREEHOLD	Legal Fee	Transfer Fee	Estimated total
£0 - £299,999	£1150 + VAT	£35 + VAT	£1185 + VAT
£300,000 - £499,999	£1400 + VAT	£35 + VAT	£1435 + VAT
£500,000 - £799,999	£1650 + VAT	£35 + VAT	£1685 + VAT
Over £800,000	BESPOKE + VAT	£35 + VAT	BESPOKE

If a management company is involved with your property there will be an additional fee of £295 + VAT.

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.

Anticipated Disbursements

- Official copies from Land Registry £12 (£3 per copy)
- Any additional documents which the Land Registry hold on your property (£3 per document)
- Experian ID Fee: £2.50 per person
- If there is a freehold management company you should allow between £200 -£600 for their sales pack

How long will my property sale take?

How long it will take from the offer being accepted by you to complete the sale will depend on a number of factors. The **average** process takes between 12-16 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if your buyer is a first time buyer, purchasing with a mortgage agreed in principle, it could take 8-12 weeks. However, if there is a chain of transactions this could take significantly longer.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below you will find the key stages:

Step 1 – Sale Agreed

Step 2 – Contract

Step 3 – Confirmation of Instructions

Step 4 – Issuing Contract

Step 5 – Obtaining Management Pack

Step 6 – Enquiries

Step 7 – Exchange

Step 8 – Completion

Sale of a leasehold residential property

Our fees cover all aspects of the work required to complete the sale of your home, including acting for your existing lender and redeeming your mortgage.

Conveyancer's fees and disbursements

Sale Price LEASEHOLD	Legal Fee	Transfer Fee (for each transfer required)	Estimated total
£0 - £299,999	£1400 + VAT	£35 + VAT	£1435 + VAT
£300,000 - £499,999	£1650 + VAT	£35 + VAT	£1685 + VAT
£500,000 - £799,999	£1900 + VAT	£35 + VAT	£1935 + VAT
Over £800,000	BESPOKE + VAT	£35 + VAT	BESPOKE

If a management company is associated with the property there will be an additional fee of £295 + VAT.

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.

Disbursements

- Official copies from Land Registry £12 (£3 per copy)
- Any additional documents which the Land Registry hold on your property (£3 per document)
- Experian ID Fee: £2.50 per person

Additional Disbursements

- Management Pack – this varies between £200-£600 + VAT and is charged by the freeholder and/or management company. If the property has a freeholder and a separate management company two lots of these fees may be payable. We will confirm the price once we have made contact with the freeholder and any management company, if you require an accurate figure at this stage please contact your freeholder/management company, sometimes there is more than one company involved.

How long will my property sale take?

How long it will take from the offer being accepted by you to complete the sale will depend on a number of factors. The **average** process takes between 12-16 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if your buyer is a first time buyer, purchasing with a mortgage agreed in principle, it could take 8-12 weeks. However, if there is a chain of transactions this could take significantly longer.

Stages of the process

Step 1 – Sale Agreed

Step 2 – Contract

Step 3 – Confirmation of Instructions

Step 4 – Issuing Contract

Step 5 – Obtaining Management Pack

Step 6 – Enquiries

Step 7 – Exchange

Step 8 – Completion

Mortgages & Re-mortgages

Conveyancer's fees

	Legal Fee	Transfer Fee (for each transfer required)	Estimated total (based on single applicant)
Mortgages & Re-mortgages	£750 + VAT	£35 + VAT	£785 + VAT

If the property is a new build or if a management company is involved there will be an additional fee of £295 + VAT.

Additional Disbursements:

- Search indemnity insurance £75
- Office copies £3 per copy required including a lease if applicable
- Bankruptcy search (if lender involved) £2 per person
- Priority search (OS1) £3
- Notice of charge fee dependent on what is contained in your documents
- Certificate of compliance (if required) fee dependent on what is contained in your documents
- Land registry fee (this a scalable fee located on the land registry website)
- Experian ID Fee: £2.50 per person

Please note, that we do not deal with commercial transactions (including purchases or sales of plots of land), shared ownership or new build transactions.