

Area of Law

Property

Sub Area of Law

New Build Purchase

Charge

Fixed – sliding scale

We are accredited as part of the Law Society’s Conveyancing Quality Scheme (CQS). The scheme is designed to improve transparency of transactions, raise service levels and provide better communication and a more efficient process.

Fees:

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.

Our fees are based on a sliding scale determined by a number of factors including the value of the property and whether the property is freehold or leasehold or registered land or any other factors unique to that property or area.

The conveyancing process includes:

- Obtaining the Contract documentation from the sellers solicitors;
- Submitting the pre-exchange searches;
- Investigating title and raising enquiries;
- Agreeing the terms of the Contract;
- Advising you in respect of your mortgage offer (if applicable);
- Dealing with your lenders requirements;
- Preparing a legal report;
- Proceeding to exchange of Contracts and subsequent completion of your purchase;
- Preparing and submitting to HM Revenue and Customs the appropriate SDLT return;
- Registering your purchase and the mortgage (if applicable) with the Lane Registry;
- Providing you with a copy of the Land Registry Title documents and any indemnity insurance documents;
- Forwarding to you any guarantees or other documents relating to the property

If anything outside the agreed scope of work arises this will be discussed with you and a fee agreed for undertaking the extra work required.

A personal quote will be given at the outset for your individual purchase.

Price List – Fixed Fee (New Build freehold Residential Purchase)

Fixed Fee Example:

The following **example** is based on the purchase of a New Build freehold residential property in the Taunton area for £250,000:

Costs and Expenses:	£
Our fees	600.00
VAT thereon at 20%	120.00
Bank telegraphic transfer fee to include additional costs and bank charge	35.00
VAT thereon at 20%	7.00
Electronic ID check per person	12.50
VAT thereon at 20%	2.50
Disbursements:	
Stamp Duty Land Tax	2,500.00
(presuming not first time buyers or purchasing a second property – see below)	
Land Registry registration fee (if submitted electronically)	270.00
Pre-exchange Searches	50.00
Land Registry search fee	3.00
Land Charges search fee	4.00
Total: (including costs, expenses, VAT, disbursements & Stamp Duty)	£3,604.00

Stamp Duty First Time Buyer Relief

If you are a first time buyer and the purchase is under £300,000 no Stamp Duty will be payable on the transactions. However, a Return must still be submitted to HM Revenue and Customs on completion of the transaction.

Higher Rate of Stamp Duty

Higher rates of Stamp Duty Land Tax for purchases of additional residential properties, such as second homes and buy-to-let will apply. The higher rate is 3% above the current SDLT rates payable on the total price paid for the property. The higher rates will not apply to the replacement of a main residence. With all purchases we provide a Stamp Duty Guide and you can also calculate the amount you will need to pay using HMRC's website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Timescale

We anticipate being able to complete the legal formalities within 4-6 weeks subject to the information provided although this may change as the matter proceeds, particularly if there are other parties on the conveyancing chain

Professionals working in our conveyancing team over our four offices are:

Name & Position	Qualifications	Areas of Law Practiced	Years of Experience
Jules Griffiths-Jones Chartered Legal Executive	FCILEX	New Build Property	25
Rachel Coles Assistant	Assistant	New Build Property	8