

## Legal Fees

Our direct fees cover all the work required to complete the Sale or Purchase of your new home, including dealing with your Lender (if any), and/or registering the ownership of your new home.

Our fees for re-mortgaging cover all work with your existing and new mortgage lender and HMLR.

Our fixed fees are based on a combination of average length of time to complete, location, nature of the property and property price. Please contact us for a bespoke quote.

Our fixed fee prices typically start at £650 + VAT for legal fees for properties under £100,000 and usually do not exceed £4,000 + VAT for properties over £1,000,000.00.

If you are buying or selling a Leasehold property, we charge an extra fee of £250.00 + VAT for handling the additional legal work involved.

If you are buying a New Build property, we charge an extra fee of £250.00 + vat for handling the additional legal work involved.

If the property you are buying or selling is Shared Ownership, we charge an extra fee of £300.00 + VAT for handling the additional legal work involved.

If the property is unregistered then a supplement of £250 plus VAT will also apply.

Fees for re-mortgaging typically start at £450.00 + VAT and disbursements and usually do not exceed £850.00 + VAT and disbursements.

## Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. They will vary depending on the location of the property. We handle the payment of the disbursements on your behalf to ensure an efficient and smooth process. The disbursements which we anticipate will apply are set out separately below. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Typically, disbursements include:-

Search Fees	£200.00 inc VAT (estimate depending on locality)
Bankruptcy	£ 2.00 + VAT

Final OS1 search	£ 3.00 + VAT
HMLR	See paragraph below (HM Land Registry) (No VAT)

HM Land Registry fee – this is worked out based on the purchase price of the property you are purchasing. You can work out the amount you will have to pay by using the Land Registry website here

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-1-fees>

### **Stamp Duty**

Stamp Duty Land Tax - This is calculated on the purchase price of your property. The HMRC has a calculator to assist you on their website at <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> or if your property is in Wales you will need to use this link <https://ttcalculator.wra.gov.wales/ChargeableTransactionType>.

The fee for completing this document for the HMRC is £70.00+ VAT and will be included in your formal quote.

### **Additional Leasehold Fees**

If you are selling a leasehold property (except for long lease houses) you will need to provide the buyer with a pack of information which we will obtain from either the Landlord/Managing Agent or both to which they will require a fee. Fees vary across the country but typically charge between £250 - £350 some third parties may charge VAT.

If you are buying a leasehold property (except for long lease houses) we may be required to complete certain other legal documents for which the Landlord/Managing agent or both will require a fee to register. Fees vary across the country but typically are as follows: -

Notice of transfer	£150.00
Notice of charge	£150.00
Deed of covenant	£150.00
Certificate of compliance	£150.00

The above prices may attract VAT depending on whether the Landlord or Management Agency are VAT registered.

### **Caveat**

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 (or the transfer of an existing title and not the creation of a new title)
- 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.

### **Key stages of the Purchase process**

The precise stages involved in the purchase of a residential freehold property vary according to the circumstances. However, we have outlined the key stages that are likely to apply:

- You appoint us to act on your behalf and we discuss your transaction and give you initial advice and our best estimate of the cost that will be involved.
- We check finances are in place to fund purchase and contact lender's solicitors if needed
- We receive and advise on contract documents
- We carry out searches on the property
- We obtain further planning documentation if required
- We make any necessary enquiries of seller's solicitor

- We give you advice on all documents and information received
- We will go through conditions of mortgage offer
- We send final contract to you for signature
- We agree completion date (date from which you own the property)
- We exchange contracts and notify you that this has happened
- We arrange for all monies needed to be received from lender and you
- We complete your purchase
- We deal with payment of Stamp Duty/Land Tax
- We deal with application for registration at Land Registry

### **Key stages of the Sale process**

The specific stages in the sale of a residential property vary according to individual circumstances. However, we have outlined the key stages that are likely to apply:

- You appoint us to act on your behalf and we discuss your transaction and give you initial advice and our best estimate of the cost that will be involved.
- We supply information to you and others involved with the transaction.
- We check the title of the property you are selling to ensure you are the rightful owner.
- We deal with questions and enquiries raised by your buyer's Solicitors.
- We approve the transfer deed to the buyers of your property.
- We report and provide information to you relating to the property you are selling.
- We give you advice on all documents and information received relating to the sale.
- We send the final contract to you for signature.
- We agree a completion date (date on which you sell the property).

- We exchange contracts with the buyer and notify you that this has happened.
- We complete your sale and account for the proceeds or receive from you any monies required to complete the sale.
- Dealing with all post-completion matters, particularly repaying any outstanding mortgages or loans.

### **Key stages of the re-mortgage process**

The precise stages involved in the re-mortgage of a residential property vary according to the circumstances. However, we have outlined the key stages that are likely to apply:

- You appoint us to act on your behalf and we discuss your transaction and give you initial advice and our best estimate of the cost that will be involved.
- We obtain documents from HMLR to check the title of the property.
- We obtain and review your new Mortgage Offer and send to a report.
- You return the signed Mortgage Deed and Building Insurance to us.
- We obtain a redemption figure for your current mortgage.
- We draw down the funds from your new mortgage and complete the transaction.
- We deal with the application for registration at the land registry.

### **Timescales**

We will attempt to complete your Sale / Purchase within an estimated timescale of 8-10 weeks and for a re-mortgage an estimated timescale of 2-4 weeks of receiving the mortgage offer. However please note that this is only an estimated timescale and, whilst we will endeavour to achieve this, it will not always be possible as some aspects of the transaction are beyond our control.

If you would like to obtain a more accurate estimate of the likely costs involved in your sale/purchase/re-mortgage then please feel free to call us on 0191 568 2050 for Sunderland or 0345 900 5401 for Newcastle.

## Key Contacts

We have 39 members of the team who may work on your matter.

Your file will be worked on by an experienced Team Leader which would include a Solicitor (or trainee), Legal Executive and /or Licensed Conveyancer. They will be supported by an experienced Conveyancing Assistant.

All team members are supervised by senior solicitors.

You can find out more about the team leaders and their experience and qualifications by clicking the links below to visit their profiles on our website:

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[Damien Todd](#)

[Michael Storey](#)

[Niamh Farrell](#)

[Stephanie  
Rutherford](#)

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[Leanne Robb](#)

[Anthony Miller](#)

[Melanie Finlay](#)

[Chloe  
Cheeseborough](#)

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[Bethany Ganley](#)

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