

Leasehold Residential Purchase

Average Legal Fees for your Purchase

Purchase Price	Fees	VAT	Total
Minimum fee	£1,250.00	£250.00	£1,500.00
Average fee for a purchase up to £500,000	£1,400.00	£280.00	£1,680.00
Average fee for a purchase up to £1,000,000	£1,700.00	£340.00	£2,040.00
Average fee for a purchase up to £1,500,000	£1,850.00	£370.00	£2,220.00
Purchase price over £1,500,000		TBC	

Additional Legal Fees if relevant to You

Item	Fees	VAT	Total
Fee for carrying out anti-money laundering checks (per person)	£50.00	£10.00	£60.00
Fee for completing stamp duty land tax return	£80.00	£16.00	£96.00
Fee for a telegraphic transfer to transfer completion funds	£30.00	£6.00	£36.00
Fee for acting on behalf of your lender	£200.00	£40.00	£240.00
Fee if there is an estate management company	£200.00	£20.00	£120.00
Fee if a Deed of Variation is required	£850.00	£170.00	£1,020.00
Fee for dealing with a Lifetime ISA	£50.00	£10.00	£60.00
Fees in connection with a new build, unregistered deeds or shared ownership	£450.00	£90.00	£540.00
Fees for a Declaration of Trust	£650.00	£130.00	£780.00
Fees for dealing with gifted deposits	£75.00	£15.00	£90.00
Fee if the property falls within the Building Safety Act	£450.00	£90.00	£540.00

heald nixon

SOLICITORS

Disbursements (payable to third parties)

Item	Cost
Anti money laundering and ID verification search fees (per person)	£23.70
Local search fee (estimated)	£250.00
Water & Drainage search fee (estimated)	£75.00
Environmental search fee (estimated)	£80.00
Land Registry priority search fee	£4.20
Bankruptcy search fee (per person, if applicable)	£3.20
Land Registry registration fee	Calculated on a case by case basis
Stamp duty land tax	

Possible additional charges:

- Other searches e.g. Commons Registration, Index map, Company. Coal mining etc. depending on the area and property you are purchasing.
- With leasehold properties where they have Management Companies or Residents Associations, Notice of Transfer and Charge will usually have to be given to them together with their fees. At this stage I cannot say what the figure will be, but you should allow approximately £100.00 to £150.00 plus VAT per Notice.
- In addition, if there is a share in a Management Company to be transferred to you or there is a requirement for you to enter into a Deed of Covenant in accordance with the terms of the Lease of the property again the Managing Agent/Management Company may charge an administration fee for attending to that. In some cases, this can exceed £200.00 plus VAT.
- If the property is a new build the developer's solicitor may charge a fee for engrossing the Lease. You should allow approximately £100 plus VAT.
- Some transactions require additional attendance to such matters for example:
 - Notice of Transfer and Charge – as appropriate
 - Deeds of Covenant
 - Licences to Assign
 - Stock transfer forms/Share Certificates/Membership Certificates in a Residents Associations or Management Company

heald nixon

SOLICITORS

The extent of such additional attendance is not known until after the transaction has started. We estimate our additional charges to be £100.00 plus VAT in respect of such attendance.

This estimate of our charges assumes that the transaction proceeds to a normal conclusion without any unforeseen complications. If it does not proceed to a completion, then a charge is made for the abortive work based on the work done and payments made at an hourly charging rate.