

This document is intended to provide an overview of costs of a range of typical cases. For a more detailed quotation, please email agatha@adamsdelmar.co.uk. In your email, please confirm the details of the transaction, incl. the purchase price; the tenure; the property address; if you are buying a property, whether you are obtaining a mortgage, and if so, the name of the lender; if you are not buying or selling in your sole name, the number of co-purchasers/sellers.

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1. DEFINITIONS

The following abbreviations are used throughout this document:

- a. **SDLT:** Stamp Duty Land Tax.
- b. **HMLR:** Her Majesty's Land Registry.
- c. **FH:** Freehold.
- d. **LH:** Leasehold. Please note that properties marketed as 'share of freehold' are leasehold properties, but the transaction includes the acquisition of an interest or share in the freehold reversion.

2. KEY STAGES OF TYPICAL SALES AND PURCHASES

The key stages of residential sale and purchase transactions are outlined below. Each transaction is unique, so your matter may include additional steps.

SALE

Preparing a draft contract pack



Providing replies to enquiries to the buyer's legal representative



Reporting to you on the sale and arranging for you to sign the sale contract and other relevant documents



Proceeding to an exchange of contracts (the point at which legal commitment to the transaction arises)



Preparing a financial statement calculating the net sale proceeds



Completing your sale and accounting for the sale proceeds in accordance with the financial statement

PURCHASE

Reviewing the draft contract pack and ordering searches (please note that we are unable to advise on matters of state and condition, and we strongly recommend you obtain a RICS homebuyer or even building report)



Raising enquiries with the seller's legal representative



Reporting to you on the purchase and arranging for you to sign the sale contract and other relevant documents



Proceeding to an exchange of contracts (the point at which legal commitment to the transaction arises)



Preparing a financial statement calculating the balance required to complete



Completing your purchase, and registering the purchase and mortgage (if any) at HMLR

3. ESTIMATED LEGAL FEES – SALES

		ESTIMATED LEGAL FEES EXCL. VAT (PER SALE TRANSACTION)			
		FH (Unmortgaged)	FH (Mortgaged)	LH (Unmortgaged)	LH (Mortgaged)
PROPERTY PRICE	≤£250k	£850.00	£925.00	£975.00	£1,050.00
	£250,001-500k	£900.00	£975.00	£1,025.00	£1,100.00
	£500,001-750k	£1,000.00	£1,075.00	£1,125.00	£1,200.00
	£750,001-1m	£1,150.00	£1,225.00	£1,275.00	£1,350.00
	£1,000,001-1.25m	£1,350.00	£1,425.00	£1,475.00	£1,550.00
	£1,250,001-1.5m	£1,600.00	£1,675.00	£1,725.00	£1,800.00
	£1,500,001-£1.75m	£1,900.00	£1,975.00	£2,025.00	£2,100.00
	£1,750,001-£2m	£2,250.00	£2,325.00	£2,375.00	£2,450.00
	>£2m	For sale prices exceeding £2,000,000, please contact agatha@adamsdelmar.co.uk for a bespoke quote.			

4. SALES – ANTICIPATED DISBURSEMENTS

	Cost
AML search (per seller)	£4.80
HMLR (per copy; 3-4 usually required for a freehold sale, and 5-7 for a leasehold one)	£3.60

5. SALES – EXAMPLES OF POTENTIAL ADDITIONAL FEES AND DISBURSEMENTS

The legal costs estimated on page one are based on a standard residential conveyancing transaction of a property registered at HMLR under a single title number with no title defects. Additional legal costs and/or disbursements may be payable. Examples include: the following:

	Additional legal costs excl. VAT	Additional disbursements
Sale of an unregistered title	£200	N/A
Arranging indemnity insurance at the expense of the seller	£95 per policy	Premiums vary with sale price and risk type.
Drafting or approving an extension lease, deed of variation of rectification or memorandum of staircasing for a leasehold property	£250	Depending on the agreed terms, you may be liable for the other parties' legal costs, incl. those of the freeholder and/or management company.
Sale of a part of a registered title or grant of a new lease	£400	Surveyors' costs for the preparation of HMLR-compliant plans vary.
Short completion (completion less than two weeks after the date of exchange of contracts)	£150	N/A
Assent of a probate property prior to an exchange of contracts	£400	HMLR assent registration fees vary depending on the property value, ranging from £20 to £125.
Fees payable to any landlord and/or management company in connection with replies to Leasehold Property Enquiries or Freehold Management Company Enquiries, or a licence to assign	N/A	Vary considerably and can range from approx. £75 to £500.

6. ESTIMATED LEGAL FEES – PURCHASES

		ESTIMATED LEGAL FEES EXCL. VAT (PER PURCHASE TRANSACTION)			
		FH (Unmortgaged)	FH (Mortgaged)	LH (Unmortgaged)	LH (Mortgaged)
PROPERTY PRICE	≤£250k	£900.00	£1,275.00	£1,025.00	£1,600.00
	£250,001-500k	£950.00	£1,325.00	£1,075.00	£1,650.00
	£500,001-750k	£1,050.00	£1,425.00	£1,175.00	£1,750.00
	£750,001-1m	£1,200.00	£1,575.00	£1,325.00	£1,900.00
	£1,000,001-1.25m	£1,400.00	£1,775.00	£1,525.00	£2,100.00
	£1,250,001-1.5m	£1,650.00	£2,025.00	£1,775.00	£2,350.00
	£1,500,001-£1.75m	£1,950.00	£2,325.00	£2,075.00	£2,650.00
	£1,750,001-£2m	£2,300.00	£2,675.00	£2,425.00	£3,000.00
	>£2m	For sale prices exceeding £2,000,000, please contact agatha@adamsdelmar.co.uk for a bespoke quote.			

7. PURCHASES – ANTICIPATED ADDITIONAL FEES AND DISBURSEMENTS

	Additional legal costs excl. VAT	Additional disbursements
AML search (per seller)	N/A	£4.80
HMLR priority search	N/A	£3.60
HMLR land charges search (per buyer, for purchases with mortgage)	N/A	£2.40
HMLR registration fee	N/A	Vary depending on the purchase price, e.g. £135 for a purchase price between £200,001 and £500k, and type of application.
Local Authority, Drainage and Water, Environmental and Plan Searches	N/A	Vary depending on the local and water authorities, e.g. £329 in LBRUT, £445 in Spelthorne, £310.60 in Elmbridge.
SDLT1 preparation and filing charge*	£150 for purchase prices < £500k, otherwise £250.	N/A

Please note that an SDLT1 return must be filed for transactions with a consideration of £40,000 or more, regardless of whether or not any SDLT is payable. For details of the Stamp Duty Land Tax payable in respect of your proposed purchase transaction, please refer to the official HMRC SDLT calculator and guidance available on the HMRC website. Please be aware that, depending on your and, if applicable, your spouse or civil partner's circumstances, your purchase transaction may be liable for higher rates of SDLT; third party contributions may also be relevant.

8. PURCHASES – EXAMPLES OF POTENTIAL ADDITIONAL FEES AND DISBURSEMENTS

	Additional legal costs excl. VAT	Additional disbursements
Purchase of an unregistered title	£200	N/A
Arranging indemnity insurance at the expense of the buyer	£95 per policy	Premiums vary with sale price and risk type.
Drafting or approving an extension lease, or deed of variation of rectification for a leasehold property	£250	Depending on the agreed terms, you may be liable for the other parties' legal costs, incl. those of the freeholder and/or management company.
Purchase of a shared ownership property	£300	Fees may
Purchase of a part of a registered title or grant of a new lease (e.g. new build)	£400	HMLR registration fees will be higher, e.g. £135 rather than £270 for a purchase price between £200,001 and £500k.
Short completion (completion less than two weeks after the date of exchange of contracts)	£150	N/A
Drafting a deed of covenant (required in connection with some leasehold or managed freehold purchases)	£75	A fee for acknowledgement of the deed of covenant may be payable to the freeholder/ management company/managing agent.
Drafting a declaration of trust	From £200, but variable depending on the complexity of the instructions.	N/A

9. OTHER COMMON RESIDENTIAL CONVEYANCING TRANSACTIONS

- a. Our legal fees for re-mortgages start at £500 plus VAT for a freehold property and £600 plus VAT for a leasehold property. The likely disbursements include a variable HMLR registration fee, HMLR copies at £3.60 per copy, AML searches at £4.80 per borrower. For leasehold properties, notice fees may be payable to the landlord/management company/managing agent.
- b. Our legal fees for voluntary lease extensions start at £725 plus VAT for an unmortgaged property and £825 plus VAT for a mortgaged property. The likely disbursements include a variable HMLR registration fee, HMLR copies at £3.60 per copy, AML searches at £4.80 per borrower. Our legal fees for statutory lease extensions start at £1,100 plus VAT with similar likely disbursements.
- c. Our legal fees for transfers of equity start at £500 plus VAT for a freehold property and £600 plus VAT for a leasehold property.