



HECKFORD
NORTON
SOLICITORS

Residential Conveyancing

Cost Information

As a long-established law firm, we at Heckford Norton have a wealth of experience in acting for clients buying and selling property. Many clients choose us again to handle their conveyancing following their first experience with us.

Each Conveyancing transaction is different, as no property is exactly the same, and our fees will reflect the particular requirements of your sale, purchase or remortgage. For example, dealing with a listed building may, because of the added complexities, cost more than dealing with a newer freehold property. Because of this, we can't give you a reliable estimate of the cost of us helping you until we have details of your intended transaction, but our fees for conveyancing sales and purchases start from £800 + VAT, and the average price for a house sale or purchase with a mortgage that does not have unexpected or special complications is £1000 + VAT. Prices for remortgages will depend on the amount being borrowed but are generally an average of £500 + VAT for a straight remortgage.

We will always give you an individual cost estimate at the start of a transaction, taking into account the actual features of your sale or purchase. Of course if a case does have unexpected complications, we always inform you of that immediately it becomes apparent and we would fully discuss the potential consequences of that before any extra charges are incurred.

Factors that could make a transaction more complex:

- The property is leasehold and we will therefore have to liaise with the freeholders and/or managing agents as well as with your seller or purchaser
- The transaction is a purchase of a new-build from a developer
- You are obtaining purchase finance under the "Help to Buy" scheme
- The property is listed
- The transaction is the sale of a property within a matrimonial dispute
- The title, or part of it, is unregistered
- The title, or part of it, is defective
- If planning permission hasn't been obtained or building regulations haven't been complied with
- If crucial documents required from you in respect of the process are not provided.

Disbursements:

*VAT is currently set at 20%

Disbursements are costs and expenses related to your matter that are payable to third parties, including for example Stamp Duty Land Tax (in England) or Land Transaction Tax (for properties in Wales), Land Registration fees and Search fees. You will be responsible for payment of all such disbursements to us, but we handle the payment to those parties on your behalf to ensure a smoother process. You would generally only pay Stamp Duty Land Tax, Land Registration fees and search fees on a purchase although Land Registration fees and possibly search fees would also be due on a remortgage.

Provided you let us know the price of the property you are selling and/or buying, or the amount of the mortgage on a remortgage, we can let you have an estimate of what these disbursements will be so you have a much clearer idea of the overall cost.

Information on Stamp Duty Land Tax is available from the HMRC website by using the following link: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> for properties in England and from the Welsh Revenue Authority if in Wales.

Details on Land Registration Fees are available from the Land Registry's website using the following link: <http://landregistry.data.gov.uk/fees-calculator.html>.

Examples of our charges:

Please click on the links below for more information about the cost of particular types of transaction

[Purchase of a freehold residential property](#)

[Purchase of a leasehold residential property](#)

[Sale of a freehold residential property](#)

[Sale of a leasehold residential property](#)

[Mortgage or Remortgage of a freehold or leasehold property](#)

Purchase of a freehold residential property

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 or Land Transaction Tax.

Conveyancer's fees and disbursements

- Legal fee - starting point £800; average £1000 (+ VAT)
- Search fees - approximately £300 (varying from council to council and water authority)
- Land Registry search fee £3
- Bankruptcy search fee £2 per name
- Land Registration fee (dependent on price, click the link above to determine the exact fee)
- Electronic money transfer fee £30 + VAT

Key Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, here are some key stages:

- Taking your instructions and giving you initial advice
- Checking that finances are in place to fund your purchase and contacting the lender's solicitors if needed
- Receiving and advising on contract documents
- Carrying out searches
- Obtaining further planning documentation if required
- Making any necessary enquiries of the seller's solicitor
- Giving you advice on all documents and information received
- Going through the conditions of a mortgage offer with you
- Sending you the final contract for signature
- Agreeing a completion date the (date from which you own the property)
- Exchanging contracts and notifying you that this has happened
- Arranging to receive all monies needed from you and the lender
- Completing the purchase
- Dealing with payment of Stamp Duty Land Tax
- Dealing with the application for registration at the Land Registry

How long will my house purchase take?

The time it takes from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 6-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 6-8 weeks.

Purchase of a leasehold residential property

Our fees cover all the work required to complete the purchase of your new home, including dealing with registration with the Freeholders and Managing Agents (who will charge a separate fee – see below), registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax, or Land Transaction Tax if the property is in Wales.

Conveyancer's fees and disbursements

- Legal fee - starting point £900, average £1100 (+ VAT) *
- Search fees - approximately £300 (varying from council to council and water authority)
- Land Registry search fee £3
- Bankruptcy search fee £2 per name
- Land Registration fee (dependent on price, follow link above to determine exact fee)
- Electronic money transfer fee £30 + VAT

Freeholders and Managing Agents fees

- Notice of Transfer Fee - if chargeable, this fee is sometimes set out in the lease or otherwise can be obtained on enquiry direct. It can range between £50 and £500 depending on the area.
- Notice of Charge Fee (if the property is mortgaged) - this fee is sometimes set out in the lease or otherwise can be obtained on enquiry. Again it can range between £50 and £500 depending on the area.
- Deed of Covenant Fee - this fee is provided by the Management Company and can be difficult to estimate. Often it is between £200 and £500 but can be more.
- Certificate of Compliance Fee - to be confirmed on receipt of the lease and can range between £50 and £500.

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.

You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and anticipated service charge as soon as we receive this information.

* Our legal 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 complications arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties in providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

*VAT is currently set at 20%

Key Stages of the process

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. However, here are some key stages:

- Taking your instructions and giving you initial advice
- Checking that finances are in place to fund your purchase and contacting the lender's solicitors if needed
- Receiving and advising on contract documents
- Carrying out searches
- Obtaining further planning documentation if required
- Making any necessary enquiries of the seller's solicitor
- Giving you advice on all documents and information received
- Going through the conditions of a mortgage offer with you
- Sending you the final contract for signature
- Drafting the Transfer
- Advising you on joint ownership
- Obtaining pre-completion searches
- Agreeing a completion date (the date from which you own the property)
- Exchanging contracts and notifying you that this has happened
- Arranging to receive all monies needed from you and the lender
- Completing the purchase
- Dealing with payment of Stamp Duty Land Tax
- Dealing with the application for registration at the Land Registry

How long will my house purchase take?

The time it takes from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 6-16 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such a situation our fee will be more than that indicated above.

Sale of a freehold residential property:

Our fees cover all of the work required to complete the sale of your existing property, including redeeming your mortgage, if applicable.

Conveyancer's fees and disbursements

- Legal fee - starting point £750, average £950 (+ VAT)
- Land Registry Official Copy entries fees - approximately £9
- Electronic money transfer fee - £30 + VAT

Key Stages of the process

The precise stages involved in the sale of a residential property vary according to circumstances. However, here are some key stages:

- Taking your instructions and giving you initial advice
- Preparing contract documentation and submitting the seller's pack to the buyer's solicitors
- Checking amount owing on your mortgage (if applicable)
- Responding to enquiries received from the buyer's solicitor, referring to you if required
- Sending you the final contract for signature
- Agreeing a completion date (the date from which you no longer own the property)
- Exchanging contracts and notifying you that this has happened
- Obtaining a final redemption statement from your lender (if applicable)
- Completing the sale and redeeming your mortgage (if applicable)

How long will my house sale take?

The time it takes from you accepting the buyer's offer until you can complete the sale will depend on a number of factors. The average process takes 6-12 weeks. It can be quicker or slower, depending on the parties in the chain.

Sale of a leasehold residential property

Our fees cover all of the work required to complete the sale of your property, including redeeming your mortgage, if applicable, and liaising with your Freeholders and Managing Agents to obtain replies to relevant enquiries (who will charge separate fees for providing this information – see below)

Conveyancer's fees and disbursements

- Legal fee - starting point £850, average £1000 (+ VAT) *
- Land Registry Official Copy entries fee - approximately £9
- Electronic money transfer fee £30 + VAT

Freeholders and Managing Agents fees

- Freeholder's pack fee – this can be obtained on enquiry direct. It can range between £200 and £500 depending on the area
- Management Pack fee – this can be obtained on enquiry direct and can range between £0 and £600 depending on the area.

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 obtained them from the Freeholders and Managing Agents

* 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.

Key Stages of the process

The precise stages involved in the sale of a leasehold residential property vary according to circumstances. However, here are some key stages:

- Taking your instructions and giving you initial advice
- Preparing contract documentation and submitting the seller's pack to the buyer's solicitors
- Checking the amount owing on your mortgage (if applicable)

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- Responding to enquiries received from the buyer's solicitor, referring to you if required
- Liaising with Freeholders and Managing Agents to deal with enquiries raised with them
- Sending you the final contract for signature
- Agreeing a completion date (the date from which you no longer own the property)
- Exchanging contracts and notifying you that this has happened
- Obtaining a final redemption statement from your lender (if applicable)
- Preparing apportionment statements in respect of ground rent and service charges
- Completing the sale and redeeming your mortgage (if applicable)

How long will my house sale take?

How long it will take from you accepting the buyer's offer until you can complete the sale to them will depend on a number of factors. The average process takes 6-12 weeks.

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

Mortgage or Remortgage of a freehold or leasehold property

Our fees cover all the work required to mortgage or remortgage your home, including , redeeming your old mortgage, dealing with Freeholder's and Managing Agents' requirements on a leasehold property if necessary (who will charge a separate fee) and registration at the Land Registry.

Conveyancer's fees and disbursements

- Legal Fee - average £500 (+ VAT)
- Land Registry Official Copy Entries fees - approximately £9
- Search fees (if required by lender) approximately £120 (varying from council to council)
- Search indemnity fee (if lender does not require search) approximately £20
- Land Registry search fee £3
- Bankruptcy search fee £2 per name
- Land Registration fee - dependent on the amount of the mortgage. Follow the link given earlier to determine the exact fee
- Electronic money transfer fee £30 + VAT

Key Stages of the process

The precise stages involved in a mortgage or remortgage of a property vary according to circumstances. However here are some key stages:

- Taking your instructions and giving you initial advice
- Obtaining official copy entries of your title from the Land Registry
- Obtaining a provisional redemption statement for your existing mortgage (remortgages only)
- Carrying out a local search (if required by your lender)
- Going through the conditions on your mortgage offer with you
- Advising on the terms and conditions of the Mortgage Deed and arranging for you to sign it
- Obtaining pre-completion searches
- Agreeing a completion date (the date from which you take up the new mortgage)
- Arranging to receive all monies needed from your lender
- Obtaining a final redemption statement from your existing lender and redeeming the existing mortgage (if applicable)
- Arranging search indemnity insurance (if applicable)
- Accounting to you with any balance
- Dealing with registration at the Land Registry

How long will my mortgage or remortgage take?

How long it will take will depend on a number of factors. The average process takes 4-8 weeks. If your lender requires a local search to be carried out then this will delay the process until the result is received.