

Oakmount Law Solicitors Fees for the Purchase of a Residential Property in England and Wales.

The fees set out below cover all of the work* required to complete the purchase of your new home, including dealing with the registration of the property into your name(s) at HM Land Registry and dealing with the payment of any Stamp Duty Land Tax (Stamp duty) if the property is in England or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

The vat is currently at the HMRC rate of 20%

Freehold Purchase Fee.

Up to and including £100,000.00	£650 plus VAT(£130.00)	= £780.00
£100,000.01 to £200,000.00	£700 plus VAT(£140.00)	= £840.00
£200,000.01 to £300,000.00	£750 plus VAT(£150.00)	= £900.00
£300,000.01 to £400,000.00	£800 plus VAT(£160.00)	= £960.00
£400,000.01 to £500,000.00	£850 plus VAT(£170.00)	= £1,020.00
£500,000.01 to £600,000.00	£900 plus VAT(£180.00)	= £1,080.00
£600,000.01 to £700,000.00	£1,000 plus VAT(£200.00)	= £1,200.00
£700,000.01 to £800,000.00	£1,100.00 plus VAT(£220.00)	= £1,320.00
£800,000.01 to £900,000.00	£1,200.00 plus VAT(£240.00)	= £1,440.00
£900,000.00 to £1,000,000.00	£1,300.00 plus VAT(£260.00)	= £1,560.00
£1,000,000.00 to £1,500,000.00	£2,000 plus vat (400.00)	= £2400.00

We do not deal with any residential property purchases over £1,500,000.00.

HM Land Registry Fee

Registered Title		Unregistered Title	
Up to and including £80,000.00	£20	Up to and including £80,000.00	£40
£80,000.01 to £100,000.00	£40	£80,000.01 to £100,000.00	£80
£100,000.01 to £200,000.00	£100	£100,000.01 to £200,000.00	£190
£200,000.01 to £500,000.00	£150	£200,000.01 to £500,000.00	£270
£500,000.01 to £1,000,000.00	£295	£500,000.01 to £1,000,000.00	£540
£1,000,000.01 and over	£500	£1,000,000.01 and over	£910

If you are purchasing a buy to let residential property with a commercial buy to let mortgage then our fees are £1500.00 plus vat (£300.00) = £1,800.00

If you are purchasing a flat/apartment due to the significant work required for these types of transactions, our fees are £1,500.00 plus vat (£300.00) = £1,800.00

Purchase of a residential property

*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 does not include 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.

FAQ's

How much Stamp Duty Land Tax/ Land Transaction Tax will I have to pay?

This depends on the purchase price of your property and whether you are a first-time buyer or whether you own an additional property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website. Please look at the Stamp duty sub heading on the last page of this document for more helpful information.

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 4-8 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 10 weeks. However, if you are buying a leasehold apartment this can take significantly longer, between 8-12 weeks due to obtaining management company information. In such a situation additional charges would apply.

What are the stages of the process?

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, as a general overview, the usual process is:

- Stage 1. Take your instructions and give you initial advice.
- Stage 2. Check your finances are in place to fund purchase and contact your lender's solicitor if necessary.
- Stage 3. Receive and advise on contract documents.
- Stage 4. Carry out searches.
- Stage 5. Obtain further planning documentation if required.
- Stage 6. Raise any necessary enquiries with seller's solicitor.
- Stage 7. Give you advice on all documents, search results and other information received.
- Stage 8. Go through the conditions of your mortgage offer with you (if purchasing with the aid of a mortgage)
- Stage 9. Arrange for you to sign the final contract
- Stage 10. Agree a completion date (date from which you will own the property)

Purchase of a residential property

Stage 11. Exchange contracts after seeking your permission on the date of exchange to do so.

Stage 12. Arrange for all monies to be sent to us from you and your lender.

Stage 13. Complete purchase.

Stage 14. Submit the Stamp Duty/Land Tax Form and deal with payment of any Stamp Duty/Land Tax

Stage 15. Deal with application for registration at Land Registry.

Stage 16. Forward you the title deeds evidencing your ownership of the property.

Additional fees and information.

1. Your conveyancer will charge a file storage fee of £30.00 + VAT(£6.00) = £36.00 for each transaction undertaken. This is to store documentation for up to 7 years for your sales and purchase transactions, as required by their Regulator.
2. An electronic funds transfer administration fee of £40.00 + VAT (£8.00) = £48.00 will be incurred if redemption monies or balance of funds are to be sent by telegraphic transfer on a property sale or purchase.
3. Your conveyancer will charge a file administration fee of £40 + VAT(£8.00) = £48.00 for each transaction undertaken.
4. Your conveyancer will charge a Case Software fee of £16.67 + VAT(£3.33) = £20.00 for each transaction undertaken.
5. Your conveyancer will complete your Stamp Duty Land tax return form (SDLT form) on your behalf at a charge of £75 + VAT. (£15.00) = £90.00.
6. Our assumption is that the property is registered at H M Land Registry.
7. If you are purchasing an unregistered legal title a further supplement of £300 + VAT(£60.00) = £360.00 is charged for the associated legal work.
8. Your nominated solicitor/conveyancer will advise when to obtain a search pack for the property you are purchasing, this will contain a personal local authority search, an environmental search, a mining search, a land registry title plan and a plan search plus, at an approx cost of £300(£60.00) = £360.00.
9. If your nominated solicitor/conveyancer advises that a TIN Mining search be carried out the cost will be approx. £60.00 + VAT(£12.00) = £72.00. When the additional search is required, we will confirm the cost to you.

Purchase of a residential property

10. If your nominated solicitor/conveyancer advises that a drainage and water search be carried out, the cost will be approx. £60.00 + VAT(£12.00) = £72.00. When the additional search is required, we will confirm the cost to you.
11. If your nominated solicitor/conveyancer advises that a chancel repair indemnity policy is obtained the cost will be approx. £19.00 + VAT(£3.80) = £22.80. When this indemnity is required, we will confirm the cost to you.
12. If your conveyancer advises that an "Ordnance Survey Map" search be obtained this will incur a cost of £5.00 + VAT. (£1.00) = £6.00.
13. Stamp Duty on leasehold ground rent has not been estimated in this quotation (this will only apply to new build leasehold properties)
14. For leasehold properties there may be administration charges payable to the Managing Agents of the freeholder- the costs of these vary and are set by the agent or freeholder. Your conveyancer will advise you of these charges as soon as the costs are known.
15. If you are purchasing a newly constructed property you may be liable for a "transfer engrossment fee" payable to the sellers' solicitor. Your conveyancer will advise you of these charges as soon as the costs are known. This figure is not included in the quotation given and we would strongly advise you budget for this.
16. If you are purchasing from a new homes developer and they are making contribution towards these costs they have not been included in this quotation.
17. If you require your nominated solicitor to draft a simple declaration of trust for your property purchase a further supplement of £75 + VAT(£15.00) = £90.00 is charged for the associated legal work. A more complex declaration of trust will incur additional fees.
18. If you require your nominated solicitor to obtain a standard indemnity policy on your behalf for your property purchase a further supplement of £40 +VAT(£8.00) = £48.00 is charged for the associated legal work .
19. If you require your nominated solicitor to obtain a bespoke indemnity policy on your behalf for your property purchase a further supplement of £50 +VAT(£10.00) = £60.00 is charged for associated legal work.
20. If you require your nominated solicitor to draft a statutory declaration for your property purchase a further supplement of £75 +VAT(£15.00) = £90.00 is charged for the associated legal work.
21. If we are required to check more than one bank account statements in respect of source of funds then we will charge an additional £200.00+VAT(£40.00) = £240.00 for each additional bank account.
22. If the property you are buying is to be bought with a sitting tenant then we will charge an additional £100.00+VAT(£20.00) = £120.00 to deal with the tenancy agreement and associated work.

Purchase of a residential property

23. If the property is a leasehold house a further supplement of £75 +VAT(£15.00) = £90.00 is charged for the associated legal work.
24. If the property is shared ownership or a new build property a further supplement of £125 +VAT(£25.00) = £150.00 is charged for the associated legal work involved.
25. If you are purchasing with the aid of a Help to Buy ISA a further supplement of £50 +VAT(£10.00) = £60.00 is charged for the associated legal work involved.
26. VAT is currently charged at the rate of 20%. These can be subject to Government change of changes in legislation. These will be charged at the applicable rates decided by the Treasury at the time your transactions proceed to completion. Your conveyancer will be able to advise you on this prior to Exchange of Contracts.

STAMP DUTY

27. You must pay Stamp Duty Land Tax (SDLT) if you buy property or land over a certain price in England and Northern Ireland. Please follow this link to give you an overview of Stamp Duty Land Tax which also includes an easy to follow Stamp duty calculator [Stamp Duty Land Tax: Overview - GOV.UK](#)
28. You must pay the higher Stamp Duty Land Tax (SDLT) rates when you buy a residential property (or a part of one) for £40,000 or more, if all the following apply:
 - it will not be the only residential property worth £40,000 or more that you own (or part own) anywhere in the world
 - you have not sold or given away your previous main home
 - no one else has a lease on it which has more than 21 years left to run

Please refer to the following website for further information. :

[Higher rates of Stamp Duty Land Tax - GOV.UK](#)

29. If you are buying property in Wales, then Stamp Duty Land Tax is now known as Land Transaction Tax (LTT). Returns for Land transactions in Wales will be filed with the Welsh Revenue Authority, rather than HMRC. For further information please visit [Calculate Land Transaction Tax | GOV.WALES](#)
30. A first-time buyer is defined as an individual or individuals who have never owned an interest in a residential property in the United Kingdom or anywhere else in the world and who intends to occupy the property as their main residence. Under the current rules, first-time buyers pay no Stamp Duty on properties worth up to £425,000. However, from 1st April 2025, this threshold will drop to £300,000, meaning buyers purchasing properties valued above this amount will face additional costs. For example, a home priced at £425,000, which currently incurs no SDLT, will cost £6,250 in Stamp Duty after the changes take effect. Additionally, first time buyers' relief will only apply on properties up to £500,000 and properties bought between £300,000 and up to £500,000 will attract a Stamp duty tax of 5% .

For more information on First time buyers Buyers relief please follow this link [SDLTM29805 - Introduction to First-Time Buyers' relief - HMRC internal manual - GOV.UK](#)

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