

Purchase of a leasehold residential property

This guide will provide an indication of our fees, but we do recommend that you telephone us on 01229 828814 to discuss your particular circumstances and obtain a free, no obligation quote.

Conveyancing fees are broken down into two parts:

- a) the fee charge by the firm for undertaking the required work (known as '**costs**'); and
- b) the additional sums incurred in the conveyancing process (known as '**disbursements**')

Our basic fixed-fee costs assume that the property is a registered leasehold house/flat in an urban area, funded by one mortgage and a deposit from the buyer(s). Rural properties and non-standard dwellings often have specific issues, and we would need to obtain further information from you before quoting.

Examples of factors that would typically increase our fees:

- if legal title is defective, or if all or part of the property is unregistered
- if we discover building regulations or planning permission has not been obtained
- if the purchase involves a gifted deposit
- if the property is a non-standard dwelling, including flats and maisonettes
- if the property is purchased via auction
- if there are unusual mortgage conditions, e.g. guarantee or discharge of debts
- if advice is required regarding liability to pay higher rate stamp duty
- if crucial information or documents that we request from you are not provided
- new bespoke lease of a flat not part of a new development (e.g. flat over a shop)
- involvement of a management company
- if landlord's consent is required

- shared equity purchase
- Help-to-Buy or Lifetime ISAs are used (an additional fixed fee of £50.00 + Vat applies per ISA)
- if the property is a new build - our minimum base fee will be £1,950 + VAT for transactions under £500,000 and 0.32% of the purchase price for transactions over £500,000.

Costs

The costs for our service are primarily based on the value of the property you are buying and are set out in the following table:

Property Purchase Price	Basic Fixed Fee Costs for Leasehold Property
Under £40,000	£1,200 + VAT
£40,001 – £125,000	£1,300 + VAT
£125,001 – £250,000	£1,400 + VAT
£250,001 – £350,000	£1,600 + VAT
£350,001 – £500,000	£1,800 + VAT
£500,001 and above	0.32% of the Property Purchase Price

Disbursements

In addition to our charges, you will need to pay some disbursements. These are fees related to your matter that are payable to third parties, such as Land Registration and search fees.

a) Local Search fees:

These vary depending on the local government area in which the property is located:

Westmorland and Furness Council <small>(includes former Barrow, South Lakeland, and Eden Councils)</small>	£93.33 + VAT (£112.00 total)*
Cumberland Council <small>(former Copeland, Allerdale Councils area only)</small>	£112.93 + VAT (£135.52 total)*
Other Local Authorities	Varies*

*Additional sums may be payable if the property is located with a National Park or if specific additional enquiries are required for the property due to its location such as a Common Lands check.

b) HM Land Registry Registration fee:

The majority of registrations will be submitted online at the lower online fee, but there are some circumstances where the application **must** be postal, or a higher fee is charged, such as first registrations (including new-builds).

Purchase Price of Property	Registration fee (online)	Registration fee (postal/higher)
Up to £80,000	£20	£45

£80,001 - £100,000	£40	£95
£100,001 - £200,000	£100	£230
£200,001 - £500,00	£150	£330
£500,001 - £1,000,000	£295	£655
£1,000,001 and over	£500	£1,105

c) Electronic Money Transfer fee

This is the cost of transferring the purchase price to the seller's solicitors by electronic bank transfer. We do not charge any administration fee for this, only pass on the fee we are charged, plus VAT.

CHAPS fee: £20.00 + VAT

d) HMLR Search Fees

Bankruptcy Search: £2.00 + VAT per person (and for any third party providing a gifted deposit)

OS1 Official Search of Whole: £3.00 + VAT per title number

Land Charges Search: £2.00 + VAT per name (for unregistered properties only)

e) Drainage Search

A drainage search with the local water authority is recommended for most purchases.

As a guide, United Utilities charge £49.13 + VAT; other authorities vary.

f) Other Searches

For some properties, additional searches are recommended. We will advise you of this at the earliest opportunity during the transaction. The most common of these are:

- Groundsure Homebuyers Environmental Report:

Covers contaminated land risk; ground stability; transportation; flood risk; radon gas; energy (e.g. fracking); coal mining; and planning applications.

£56.00 + VAT

- AVISTA Enhanced Environmental Report:

Covers everything in the Groundsure Homebuyers Report, plus Chesire Salt; all Mining risks; and future climate risk (e.g. coastal erosion, flooding).

£120.00 + VAT

- Groundsure Homebuyers Environmental Report:

Covers contaminated land risk; ground stability; transportation; flood risk; radon gas; energy (e.g. fracking); coal mining; and planning applications.

£56.00 + VAT

- Coal Mining Search:

(Not needed in South Cumbria)

From £40.34 + VAT

g) Stamp Duty Land Tax

This depends on the purchase price of your property, whether or not you are first time buyers, if you will retain an interest in another residential property, and if you are deemed non-UK resident. You can calculate the amount you will need to pay by using [HMRC's website here](#), or if the property is located in Wales by using the [Welsh Revenue Authority's website here](#).

h) Mortgage Portal Fee

This is the fee charged by the portal service that certain mortgage providers use. Expect to pay this if your mortgage is with any provider who uses LMS, Smoove, or another portal service.

LMS fee: £35.00 plus VAT (£42.00 total)

Smoove fee: £25.00 plus VAT (£30.00 total)

i) Landlord's Fees

A fee may be payable to the Landlord to register Notice of Assignment of lease or mortgage.

Typical charge is £60.00-£150.00 per document

j) Management Company Fees

A fee may be payable to a Management Company. Charges are specific to that company – expect them to be between £50.00 and £500.00

Referral fee

Please note we do not pay referral fees to any third party introducer for recommendations made to use our services. We believe in providing a level of service which speaks for itself and encourages clients to feel confident in recommending us to family and friends.

A worked example:

Two first-time buyers purchasing a registered leasehold house in Barrow for £249,000 with a mortgage, utilising one Help-to-Buy ISA account, with the balance of the purchase monies paid directly by themselves, would expect to pay:

Brown Barron fees:	
▪ Basic fee	£ 1,400.00+ VAT
▪ HTB ISA fee	£ 50.00 + VAT
Local Search fee	£ 93.33 + VAT
Drainage search	£ 49.13 + VAT
OS1 Search	£ 3.00 + VAT
Land Charges Searches	£ 4.00 + VAT
CHAPS fee	£ 20.00 + VAT
Land Registry fee	£ 150.00
Add VAT @ 20%	£ 323.89

The total costs would be £2,093.35

General Information

- *How long will my house purchase take?*

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. If you are a first time buyer, purchasing a registered property with a mortgage in principle, it could take 8 weeks. However, some purchases can take several months, or longer, to complete. The average leasehold purchase takes between 8 and 12 weeks, but you should not make plans based on this timescale. It can be quicker or slower, depending on any points that need clarifying or resolving, and also on the other parties in the chain – generally speaking, the longer the chain, the more likely there are to be delays.

- *Stages of the process*

The precise stages involved in the purchase of a residential property vary according to the circumstances. Most transactions include the following, though not necessarily in this strict order, and often several things will be in progress at the same time:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors (if needed)
 - Give notice of arrangement and mortgage to the landlord
 - Receive and advise on contract documents
 - Carry out searches
 - Obtain further planning documentation if required
 - Make any necessary enquiries of seller's solicitor
 - Give you advice on all documents and information received
 - Go through conditions of mortgage offer with you
 - Send final contract to you for signature
 - Agree completion date (date from which you own the property)
 - Confirm that you have appropriate house insurance in place
 - Arrange for all monies needed to be received from lender and you
 - Exchange contracts and notify you that this has happened
 - Complete the purchase and notify you

- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

Please telephone us on 01229 828814 to discuss your particular requirements. Our quotes are free and without obligation.