

Conveyancing Fees

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 (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

PURCHASE	SALE	REMORTGAGE
Legal fee from £575.00 plus VAT	Legal fee from £500 plus VAT	Legal fee from £250 plus VAT
Disbursements	Disbursements	Disbursements
· Search fees £120.00	· Office Copies £3 per document	· Office Copies £3 per document
· Electronic ID check £2.90 plus VAT	· Electronic ID check £2.90 plus VAT	· Electronic ID check £2.90 plus VAT
· HM Land Registry fee from £20.00 (depending on a property purchase price)	Telegraphic Transfer fees £35 plus VAT	Bankruptcy fee £2.00 per name
Land Charge Search £2.00 per purchaser		Telegraphic Transfer fees £35 plus VAT
Bankruptcy fee £2.00 per purchaser		
Telegraphic Transfer fees £35 plus VAT		

*VAT chargeable at 20%.

Be aware of hidden charges: *Other solicitors may charge the following:*

Additional enquiry Fee :	£50 to £150
Merger if Title Fee:	£50 to £15
Multiple Titles Fee:	£70 to £150
Name Declaration Fee:	£50 to £150
Reconstitution of Legal Title Fee:	£50 to £150
Retention Fee:	£50 to £150
Obtaining leasehold management information:	£50 to £100
Etc...	

Additional fees - *We would like to stay as transparent as possible with our clients.*

Additional fees may be applicable depending on the nature of a property, the transaction's complexity and the work you ask us to carry out. Examples are as follows:

- Notice of transfer fee (maybe chargeable under the lease)
- Notice of charge fee (applies if the property is to be mortgaged and is set out in the lease)
- Deed of Covenant (charged by the management company)

- Certificate of compliance fee (may be charged under the lease)
- If the lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property
- If the lender requires anything other than a simple certificate of title
- If a trust document required
- If there is a defective title that requires remedying prior to completion
- Purchase by a limited company or if personal guarantees are required
- If the property is new build or share ownership
- Purchase with the aid of a mortgage
- If Help to Buy or Help to Buy ISA or Lifetime ISA
- If the property is a House in Multiple Occupation

Disbursements

We handle the payment of the disbursements on your behalf to ensure a smoother process. As well as the legal fees, the disbursements also will differ depending on the type of property transaction, the location and mortgage requirement. Further, disbursement fees are payable irrespective of whether or not your matter becomes abortive.

Stamp Duty or Land Tax (on purchase)

The estimates above do not include stamp duty or land tax. This depends on the purchase price of your 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. To understand how much you will need to pay, we recommend the HMRC Stamp Duty Calculator. [Stamp Duty Land Tax Calculator](#)

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 8-12 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 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 6 and 12 months. In such a situation an additional charge would apply.

When do you pay disbursement fees?

When you instruct Aristone Solicitors you will need to send an "upfront payment on account". This is usually £250 to £350 but can be a bit more depending on whether the property is leasehold or unregistered. This money will cover costs to third parties relating to initial disbursements such as:

- Online Id Checking fees
- Searched
- Purchas of Official Copies for HM Land Registry
- Etc...

Assumptions

Our fee estimate assumes that:

- This is a standard transaction, and that no unforeseen matter arise
- The transaction is concluded in a timely manner, and no unforeseen complication arise
- All parties to the transaction are cooperative, and there is no unreasonable delay from third parties providing documents
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Steps:

- Take your instructions and give you initial advice
- Check your source of fund and contact the vendor's solicitors, if applicable
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documents if required
- Make any necessary enquiries with the vendor's solicitors
- Provide you and give you advice on all documentation and information received
- Report you on your mortgage offer
- Send final Contract and Transfer document to you for signature
- Agree on exchange and completion dates
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from you and any lender
- Complete purchase
- Dealing with payment of Stamp Duty/ Land tax
- Deal with application for registration at Land Registry

Services excluded

Our service will not include any of the following:

- Advice and negotiation on the value of the property
- Advice on the suitability of your mortgage
- A physical inspection of the property
- Advice any planning implications
- Advice on any search result findings that identify contaminated land, fracking sites of other environmental issues
- Advice on tax other than SDLT.