

# Property – Purchase

## Purchase of a residential property

At Hart Jacksons we are proud to be open and transparent with regards our costs. Whilst no property is the same and the issues arising in a purchase will differ from one property to the next, we recommend that you telephone us with as much information as possible about your purchase and to discuss your particular requirements so that we can provide you with an accurate quote at the outset.

We pride ourselves on our personalised service which includes our bespoke property report with full details on your purchase (something not all firms do). Our experience in dealing with all manner of properties, in particular those in rural locations, means that we are well placed to consider the potential issues which may arise early on in the transaction and our quotes are tailored accordingly.

## Price List

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. Many other solicitors firms charge for the preparation of a Stamp Duty return however it is our view that this is an integral part of the process and is included in our fixed fee.

Fixed Fees on a Standard Purchase		Leasehold (Add £250 plus VAT)
Up to £60,000	£400-600 plus VAT	£650-850 plus VAT
£60,000 - £80,000	£425-625 plus VAT	£675-875 plus VAT
£80,000 - £100,000	£500-700 plus VAT	£750-950 plus VAT
£100,000 - £150,000	£550-750 plus VAT	£800-1000 plus VAT
£150,000 - £250,000	£600-800 plus VAT	£850-1050 plus VAT
£250,000 - £400,000	£750-950 plus VAT	£1000-1200 plus VAT
£400,000 plus	£850-1050 plus VAT	£1100-1300 plus VAT

**Hart Jackson & Sons**

Solicitors

# Property – Purchase

The above charges are based on the assumptions that:

- the property is currently held under a single title at the Land Registry with no title defects;
- you are not in a contract race
- the purchase will be on the basis of an unconditional contract and the property is acquired with vacant possession;
- completion takes place on the date agreed in the contract.

## Disbursements

Disbursements are costs related to your matter that are payable to third-parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. The usual disbursements are as follows:

Disbursement/Service	Amount
Search fees	£250.00 (approx. – depending on the location of the property)
HM Land Registry fee	click on the following link for further details (fees range from £20 to £910 dependant on value)  <a href="http://landregistry.data.gov.uk/fees-calculator.html">landregistry.data.gov.uk/fees-calculator.html</a>
Electronic money transfer fee	£16.00

If it becomes apparent that there are unforeseen circumstances in connection with the purchase we may have to increase our charges, but if that is the case, we would inform you before we incur any additional costs.

**Hart Jackson & Sons**

Solicitors

# Property – Purchase

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you need pay by using HMRC's website or, if the property is located in Wales, by using the by using the Welsh Revenue Authority's website.

## Key Stages and Timescales

Key Stage	Typical time line (weeks)
-----------	---------------------------

The key stages of the process include:

- take your instructions and give you initial advice;
- check finances are in place to fund purchase and contact lender's solicitors if needed;
- receive and advise on contract documents;
- carry out searches;
- obtain further planning documents if required;
- make any necessary enquiries of seller's solicitors;
- give you advice on all documents and information received;
- provide you with a comprehensive and bespoke property report detailing your purchase;
- go through conditions of mortgage offer with you;
- prepare the Transfer;
- send final contract and Transfer to you for signature;
- agree completion date (date from which you own the property);
- exchange contracts and notify you that this has happened;
- arrange for all monies needed to be received from lender and you;
- complete purchase;
- make application to HMRC and deal with payment of Stamp Duty/Land Tax;
- deal with application for registration at Land Registry.

**Hart Jackson & Sons**

Solicitors

# Property – Purchase

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, it could take 10 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3-6 months. In such a situation, additional charges would apply.

## Our Professionals

Naomi Marczak

*Solicitor, Trust & Estates Practitioner, Partner*

*Solicitor, TEP*

Areas of Law Practiced	Experience
Commercial Conveyancing Residential Conveyancing Trusts and Estates	13 Years

**Hart Jackson & Sons**

Solicitors

# Property – Purchase

**Joelle Lewin**

*Solicitor*

*Solicitor*

Areas of Law Practiced

Experience

Commercial Conveyancing  
Residential Conveyancing

6 Years

**Caroline Tennyson**

*Conveyancing Paralegal*

*Cilex*

Areas of Law Practiced

Experience

Residential Conveyancing

2 Years

**Victoria Logan**

*Conveyancing Paralegal*

*MLaw with LPC*

Areas of Law Practiced

Experience

Residential Conveyancing

2 Years

**Hart Jackson & Sons**

Solicitors