

## Purchase of a Residential Freehold

### What will we undertake on your behalf?

- Meet with you to take instructions and provide initial advice
- Check finances are in place to fund purchase and contact the Lender's solicitor if necessary
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of Seller's solicitor
- Provide advice on all documentation and information received
- Explain any conditions of your mortgage offer
- Send final contract for signature
- Agree completion date
- Exchange contracts
- Arrange for all necessary monies to be received from you and your Lender
- Complete purchase
- Deal with any payment of Stamp Duty Land Tax
- Deal with any applications to the Land Registry

### What are the likely timescales and costs?

The total fees will be dependent on the amount of time required to undertake the purchase as charged at our hourly rate of £207.00 per hour plus VAT. There are a number of factors that can affect the timescales of any purchase and the costs involved, however we will always provide you with regular updates as matters progress. A typical transaction will take somewhere between 8 to 12 weeks.

Please find below an estimate of the likely fees and disbursements involved in a purchase transaction. Please note that these figures are based upon a straightforward purchase with no additional complications.

Legal fees: £950.00 - £1,200.00  
plus VAT

#### Disbursements:

##### Search fees:

Local Search and Water & Drainage Search fees	£165.00 plus VAT
Environmental Search fees	£95.00 plus VAT
Land Registry Search fee	£3.00
Land Charges Act Search fee	£4.00
Electronic Identity Check fee (per client):	£2.80
Telegraphic Transfer fee:	£15.00 plus VAT

##### Land Registry fees:

Land Registry fees are dependent upon the property value and we will advise you fully of any fees payable. However for an idea of the fees payable, please visit the Land Registry website at: <http://landregistry.data.gov.uk/fees-calculator.html>

##### Stamp Duty Land Tax (SDLT):

The amount of SDLT payable is dependent upon the property purchase price. For purchases in England, please visit: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Purchases in Wales are not subject to SDLT but are subject to the Welsh Land Transaction Tax. For purchases in Wales, please visit: <https://beta.gov.wales/land-transaction-tax-calculator>

**Contact us using the details below for full conveyancing quotations or to book an appointment.**

## Merryweather Williams

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