

## Purchase of a Residential Freehold

### What will we undertake on your behalf?

- Meet with you to take instructions and provide initial advice
- Check finance is in place to fund the purchase and contact the Lender's solicitor if necessary
- Receive and advise on the contract documents
- Carry out searches
- Obtain planning documentation if required
- Make any necessary enquiries of Seller's solicitor
- Provide advice on all documentation received (including advice on joint ownership)
- Explain any conditions of your mortgage offer
- Arrange for you to sign the contract
- Agree the completion date
- Exchange contracts
- Arrange for all necessary monies to be received from you and your Lender
- Complete the purchase
- Deal with any payment of Stamp Duty Land Tax
- Deal with any applications to HM 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	£275.00
Environmental Search fees	£85.00
Land Registry Search fee	£3.00 plus VAT
Land Charges Act Search fee (per client)	£2.00 plus VAT
Electronic Identity Check fee (per client):	£2.80 plus VAT
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 use Scale 1 on HM Land Registry's 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

31 College Street, Burnham-on-Sea, Somerset, TA8 1AS

T: 01278 780151

E: [info@merryweatherwilliams.com](mailto:info@merryweatherwilliams.com)

W: [www.merryweatherwilliams.com](http://www.merryweatherwilliams.com)

